



THOMAS
MERRIFIELD
SALES LETTINGS

19 Conifer Close,
Oxford, OX2 9HP

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A three bedroom detached bungalow with gas fired central heating situated in in this popular cul-de-sac close to local shops and amenities at Elms Parade. No Onward Chain.

- Entrance hall with walk in storage cupboard
- Refitted kitchen
- Sitting room
- Three bedrooms
- Refitted shower room
- Enclosed rear Garden with patio
- Off street parking
- Garage
- Council Tax Band: E
- EPC Rating: D

The accommodation consists of, entrance hall with walk in storage cupboard, recently refitted kitchen with wall mounted gas fired boiler, integrated oven, hob, extractor fan, dishwasher, space and plumbing for washing machine. Refitted shower room and three bedrooms, sitting room with patio doors opening onto rear garden.

A block paved driveway leads to an attached garage. There is side access leading to the rear garden which is fully enclosed and offers an excellent degree of privacy, the garden is laid mainly to lawn with patio area and timber shed. All mains services are connected. According to Ofcom both Superfast and Ultrafast broadband are available and you are likely to have good mobile and data coverage indoors and outdoors.

Guide Price £470,000





Within walking distance local amenities are located at Elms Parade and West Way Square, these include Tesco express, Co-op supermarket, medical centre, dental practice, opticians, butchers, delicatessen, restaurants and a library.

Conifer Close is well situated approximately two miles from Oxford city centre with its array of shops both High Street names and niche boutiques. There are numerous entertainment venues and cafes and restaurants to suit most tastes. Cultural amenities include cinemas, theatres, museums and galleries. Both Oxford train and bus stations are easily accessible with direct routes into London Paddington and Victoria respectively.



Approximate Gross Internal Area 928 sq ft – 86 sq m

