



THOMAS
MERRIFIELD
SALES LETTINGS

44 Frelands Road
Oxford, OX4 4BT

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An extended three bedroom semi-detached house offering spacious accommodation in a quiet side road close to Iffley Village, Donnington Bridge and the River Thames and within a mile and a half of central Oxford.

- Three bedroom family house
- Sitting room with cast-iron fireplace and fitted storage
- Stylish kitchen/dining room with doors to the garden
- Utility room with cloakroom off
- Spacious main bedroom with ensuite bathroom
- Two further double bedrooms
- Bathroom with contemporary bathroom suite
- Good-sized rear garden and off-street parking
- Council Tax Band: C
- EPC Rating: D

A beautifully presented larger than average semi-detached house with three good-sized bedrooms and a spacious kitchen/dining/family room thanks to a two storey rear extension.

Design highlights include the sleek "Wren" fitted kitchen with integrated Bosch appliances, large fridge-freezer, island unit with breakfast bar and ample storage. There is a separate utility room with a further sink, plumbing for washing machine and wall-mounted Worcester Bosch boiler.

Both bathrooms have been finished to a high standard and specification with vanity sinks, rain-soaker showers and a deep Japanese bath to the en-suite and a double-ended bath in the main bathroom.

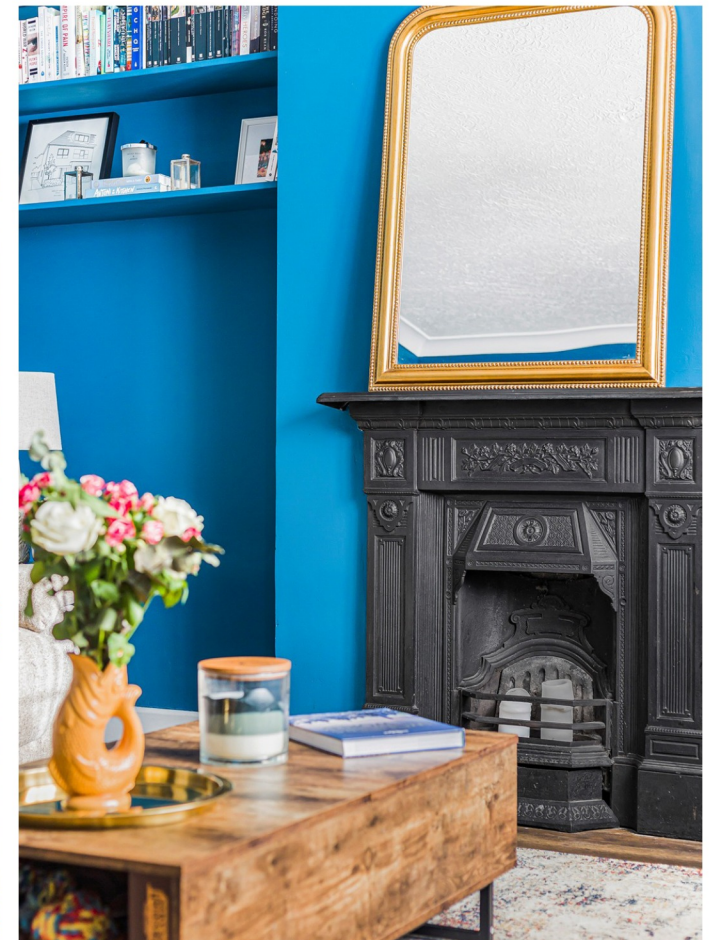
Guide Price £499,950 Freehold





According to Ofcom, Superfast and Ultrafast broadband is available and mobile voice and data coverage is likely outdoors with all providers and indoors with two of the four providers.

Freelands Road is well-positioned for access to the multiple amenities of vibrant East Oxford via Iffley Road, Templars Square in Cowley and the city centre via Iffley Road or Abingdon Road, all served by regular buses. There is also convenient access to the A34 and Oxford Science Park and Oxford Business Park via the Southern By-pass. Oxford Rail Station is c.2 miles away (50 minutes to London Paddington). Green space nearby includes Donnington Playing Field, Oriel Meadow and the Thames Path walk to the City centre.



Approximate Gross Internal Area 1244 sq ft - 115 sq m

Ground Floor Area 603 sq ft – 56 sq m

First Floor Area 509 sq ft – 47 sq m

Garage Area 132 sq ft – 12 sq m

