



THOMAS
MERRIFIELD
SALES LETTINGS

24 Deanfield Road,
Botley, Oxford, OX2 9DW

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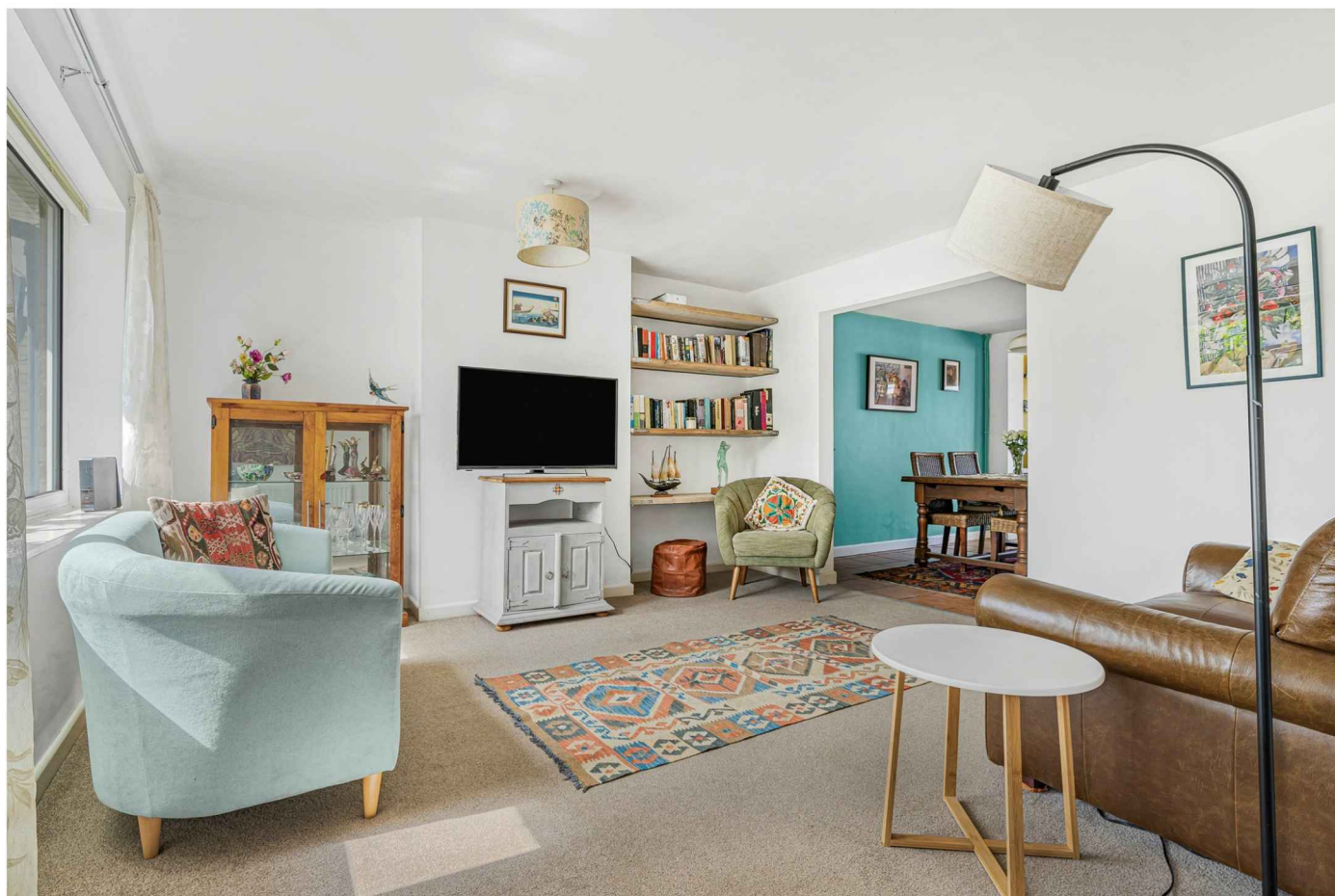
An extended three-bedroom semi-detached house providing comfortable family accommodation with a versatile open-plan ground floor layout and excellent access to central Botley and Oxford city centre.

- Enclosed porch with oak front door
- Sitting room with open-plan staircase
- Dining area
- Garden room/study with sliding doors to garden
- Modern fitted kitchen with beech worksurfaces
- Two double and one single bedroom
- Bathroom with shower over the bath
- Attractive rear garden with raised flower beds
- Garage and driveway parking
- EPC Rating: D. Council Tax Band: D

A family house located in a quiet no-through-road off Eynsham Road with easy access to the amenities of Elms Parade. The kitchen, dining room and garden room have a quarry tiled floor and the rear doors and windows are recent double glazed units. The fitted kitchen has ample storage, a butler's sink, stainless steel range cooker and extractor hood. There is space for a fridge freezer and plumbing for a dishwasher and washing machine. Window blinds to be included.

MATERIAL INFORMATION: Mains gas, electricity, water and drainage are connected. Gas-fired central heating. According to Ofcom, Superfast and Ultrafast broadband is available, mobile and data coverage is Likely outdoors and unlikely indoors with all providers.

Guide Price £450,000 Freehold





According to Gov.uk there is a High Risk of surface water flooding but we understand from our client there has been no flooding during his ownership (since April 2021).

Local amenities are located at Elms Parade and West Way Square, including a Tesco express, Co-op supermarket, medical centre, dentists, opticians, butchers, deli, restaurants and library. Botley is well-connected with regular bus service to Oxford city centre and Abingdon and with Oxford Parkway and Oxford Railway stations offering a fast 50 minute service to London Marylebone and Paddington respectively. There are country walks to Wytham and Cumnor villages and into Oxford via North Hinksey village and Willow Walk.

