



THOMAS
MERRIFIELD
SALES LETTINGS

5 Marley Close, Botley,
Oxford, OX2 9FQ

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A superb three bedroom semi-detached home, situated in a popular and convenient location in West Oxford with allocated parking.

- Entrance hall
- Cloakroom
- Kitchen/breakfast room
- Sitting/dining room with feature fireplace
- Conservatory with doors opening onto the garden
- Three bedrooms
- Refitted family bathroom
- Rear garden with southerly aspect
- Electric car charging point
- Council Tax Band: D, EPC Rating: C

The superbly presented accommodation comprises, entrance hall with stairs rising to the first floor, storage cupboard, cloakroom, kitchen/breakfast room, extensively re-fitted with a range of basin wall units, integrated appliances and breakfast bar, sitting room benefitting from a southerly aspect and feature fireplace with doors leading to the garden, conservatory with doors opening onto the garden. First floor spacious landing with access to loft space via drop down ladder, three bedrooms and a refitted family bathroom.

Outside front garden with allocated parking and side access to, rear garden with southerly aspect enclosed by fencing, raised area lawn and borders.

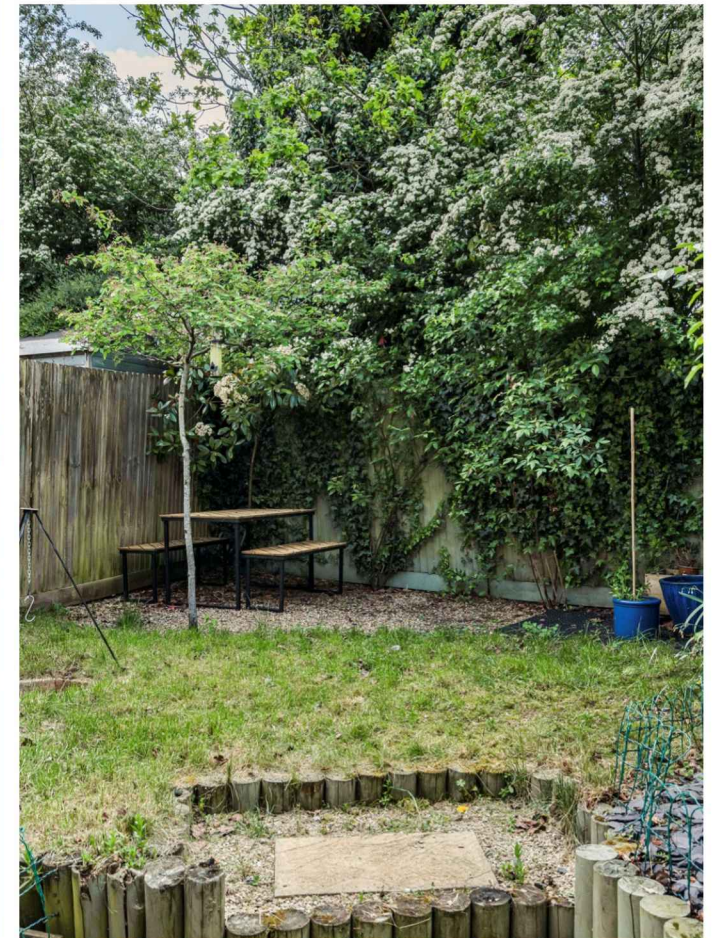
Guide Price £475,000 Freehold





According to Ofcom, Standard & Superfast broadband is available and mobile voice and data coverage is likely indoors and outdoors with most networks.

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.



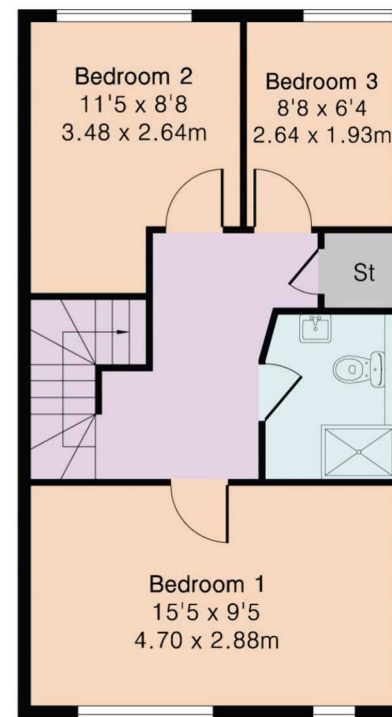
Approximate Gross Internal Area 1001 sq ft - 93 sq m

Ground Floor Area 542 sq ft – 50 sq m

First Floor Area 459 sq ft – 43 sq m



Ground Floor



First Floor