



THOMAS
MERRIFIELD
SALES LETTINGS

4 Bushy Close,
Oxford, OX2 9SH

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Located in a popular location, this modern four bedroom detached home, with an east-facing rear garden and off-street parking.

- Detached
- Kitchen/Breakfast Room
- Dual aspect living/dining area
- Three double bedrooms
- En-suite shower room
- Family bathroom
- East-facing rear garden
- Off-street parking
- Council Tax Band: E
- EPC Rating: C

The ground floor comprises, entrance hall, with a dual-aspect double reception room, currently set out as a living/dining area, kitchen with integrated appliances and large double bedroom created in replacement of the garage.

To the first floor there are three good sized double bedrooms, one with en- suite and a family bathroom. Outside there is an enclosed front driveway with off-street parking and a private east facing rear garden with a patio area and secure side access.

According Ofcom, there is Ultrafast and Superfast broadband available with limited mobile coverage indoors and likely outdoors.

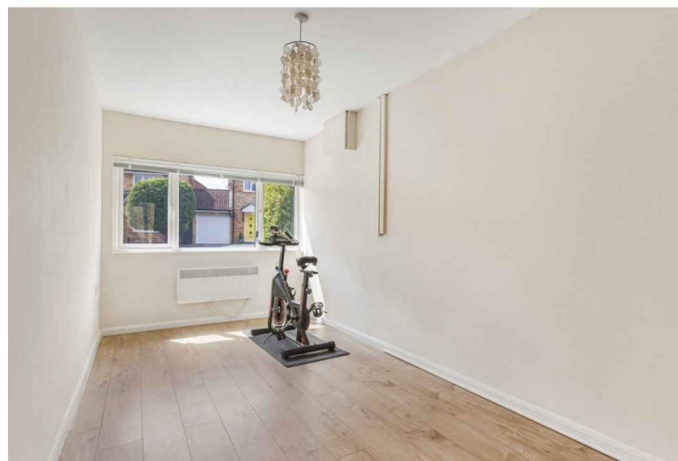
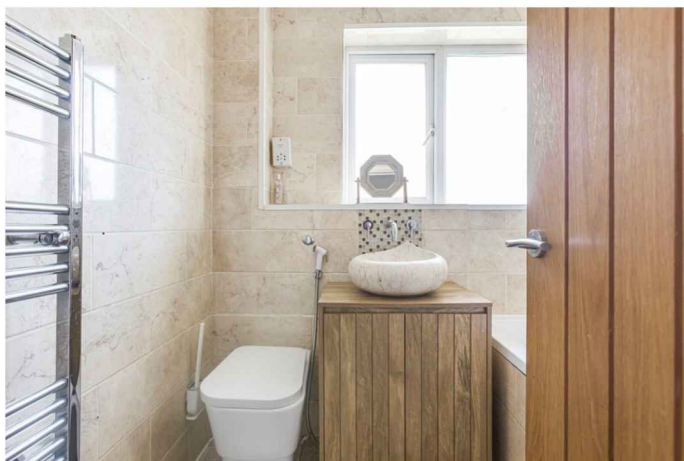
Guide Price £525,000 Freehold





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.

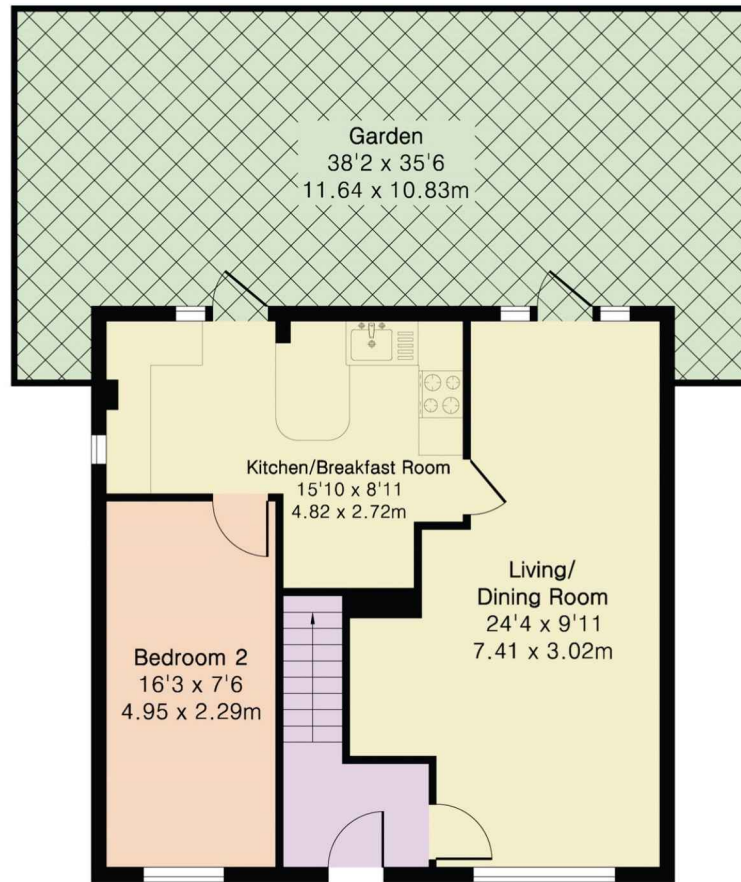
Botley is well-connected with regular bus services to Oxford city centre and Abingdon. Oxford Parkway and Oxford Railway stations offering a fast 50 minute service to London Marylebone and Paddington stations respectively. There are country walks to Wytham and Cumnor villages and into Oxford via North Hinksey village and Willow Walk.



Approximate Gross Internal Area 1157 sq ft - 107 sq m

Ground Floor Area 595 sq ft – 55 sq m

First Floor Area 562 sq ft – 52 sq m



Ground Floor



First Floor