



THOMAS  
MERRIFIELD  
SALES LETTINGS

9 Long Close,  
Botley, Oxford, OX2 9SG



## 9 Long Close, Botley, Oxford, OX2 9SG

A detached four bedroom family house, located on the popular Fogwell Road estate in Botley, with a good-sized rear garden, garage and driveway parking.

- Detached
- Kitchen
- Dining Room
- Dual-aspect living room
- Downstairs W/C
- Integral garage
- Rear Garden with Side Access
- EPC Rating: D
- Council Tax Band: E
- Driveway parking

This well-presented family home offers spacious accommodation with a large dual-aspect living room leading to a dining room with patio doors to the rear garden and with a good-sized separate kitchen and a rear lobby to the cloakroom and access into the garage. To the first floor are four bedrooms, three with built in storage, and a family bathroom. The private and mature rear garden has a paved patio, lawn and wide flower beds with a variety of shrubs. There is a well-maintained front garden with lawn, flower bed and driveway parking for two cars and an integral single garage.

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

**Guide Price £550,000 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.

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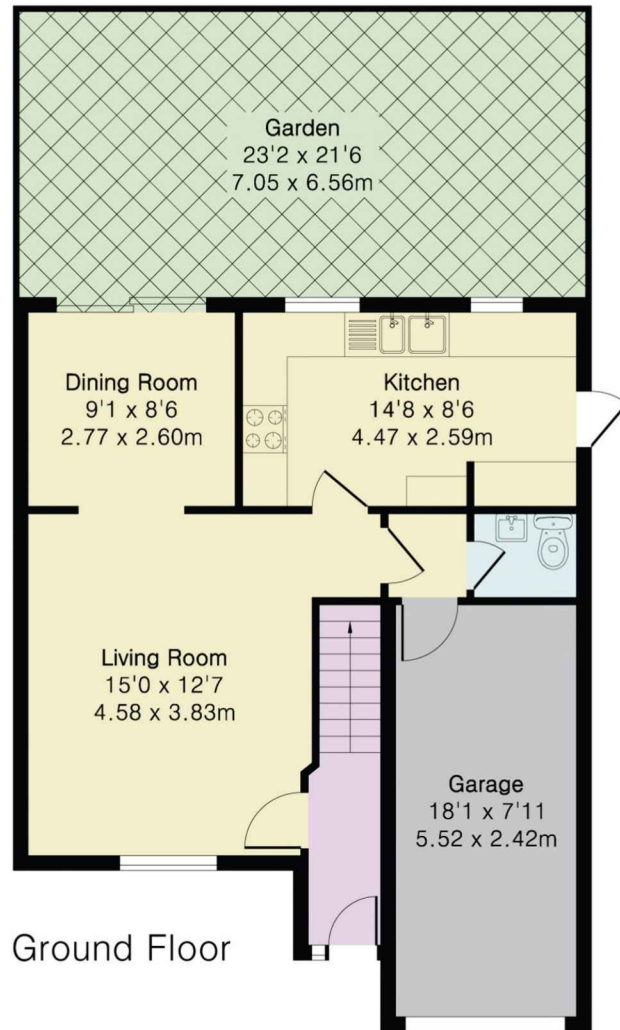




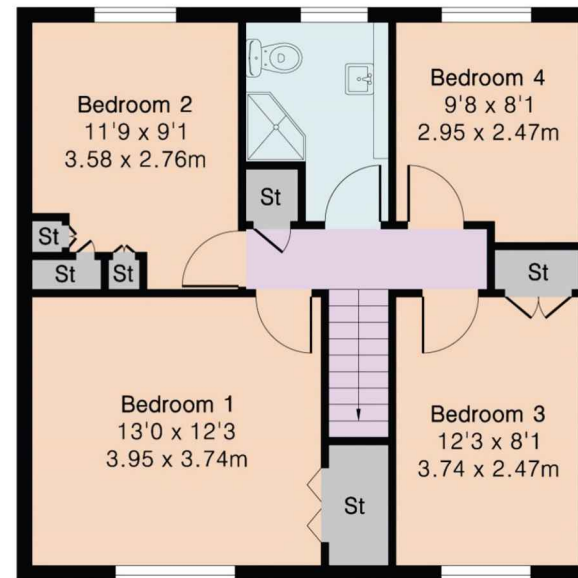
**Approximate Gross Internal Area 1222 sq ft - 113 sq m**

Ground Floor Area 647 sq ft – 60 sq m

First Floor Area 575 sq ft – 53 sq m



Ground Floor



First Floor