



THOMAS
MERRIFIELD
SALES LETTINGS

4 Titup Hall Drive,
Headington, Oxford, OX3 8QF

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Three bedroom semi-detached home that has been within the current family for over 70 years.

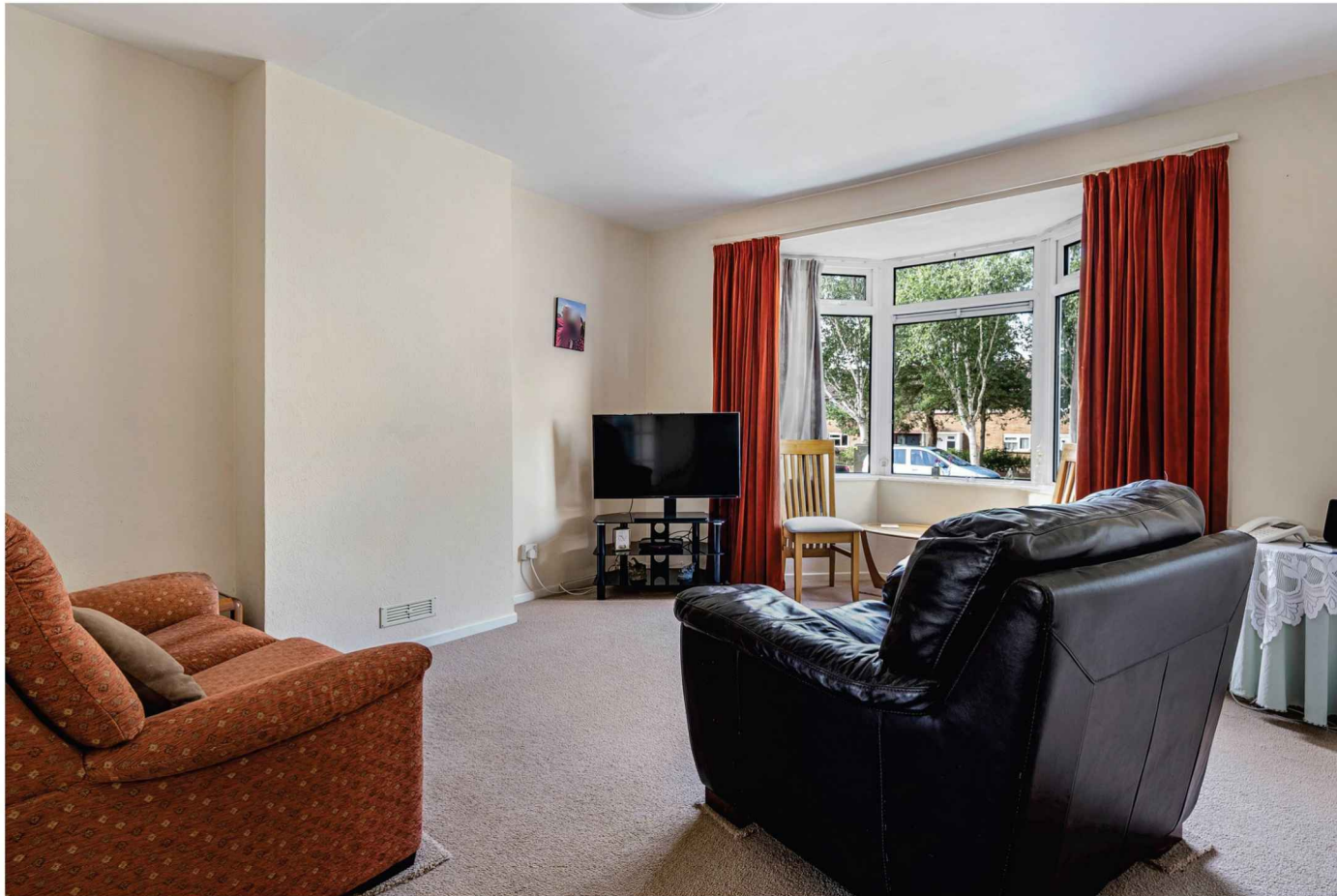
- Semi detached family home
- Fitted kitchen
- Utility and store
- Two reception rooms
- Three bedrooms
- Family bathroom
- Good-sized rear garden
- Side access
- EPC Rating: D
- Council Tax Band: D

This semi-detached home has been within the current family for over 70 years and has well-proportioned accommodation over two storeys. There is an entrance hall leading to two reception rooms, currently used as both living and dining rooms, fitted kitchen, utility and store, with side and rear access leading to the good-sized rear garden. To the first floor there are two double bedrooms, a third bedroom which could be used as a home office/study and family bathroom.

The single storey side building has a roof which is asbestos. This is considered to be safe if left undisturbed. According to Ofcom, Superfast and Ultrafast broadband is available and there is good mobile voice and data coverage indoors and outdoors.

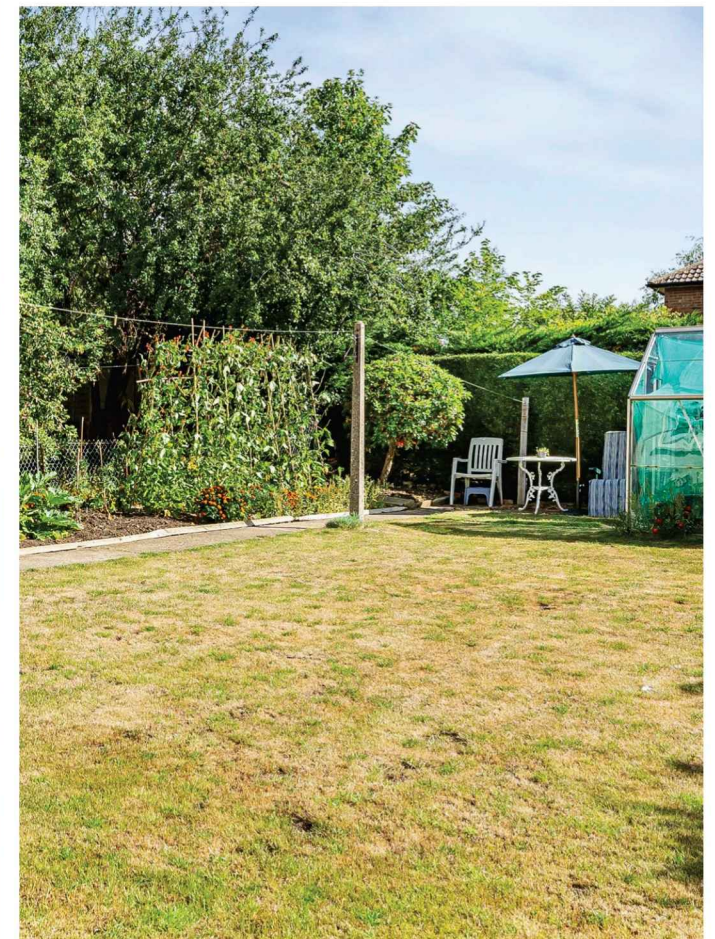
Guide Price £400,000 Freehold





Please note this property is of non standard construction and is of reinforced concrete

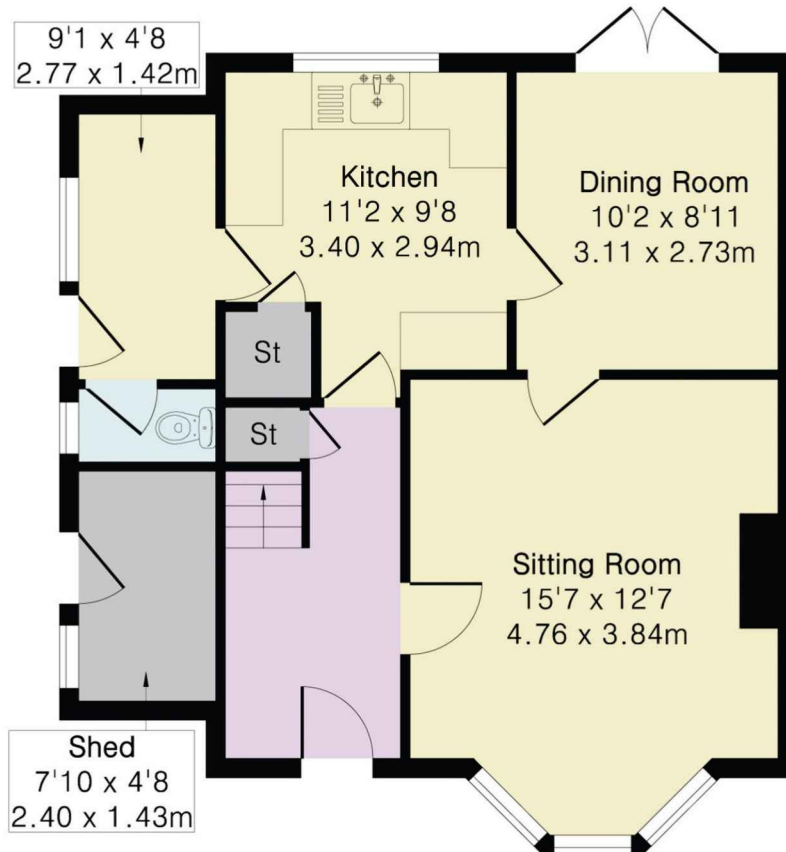
From Headington there are bus services to Oxford city, London, Heathrow and Gatwick. Central Oxford provides an extensive range of shops, both high street and niche boutiques. Cultural amenities include theatres, galleries, museums and cinemas. There is a vibrant entertainment scene and cafes, bars and restaurants to suit most tastes. It is also well placed for many of Oxford's popular schools, as well as Oxford Brookes University and the John Radcliffe, Churchill and Nuffield hospitals.



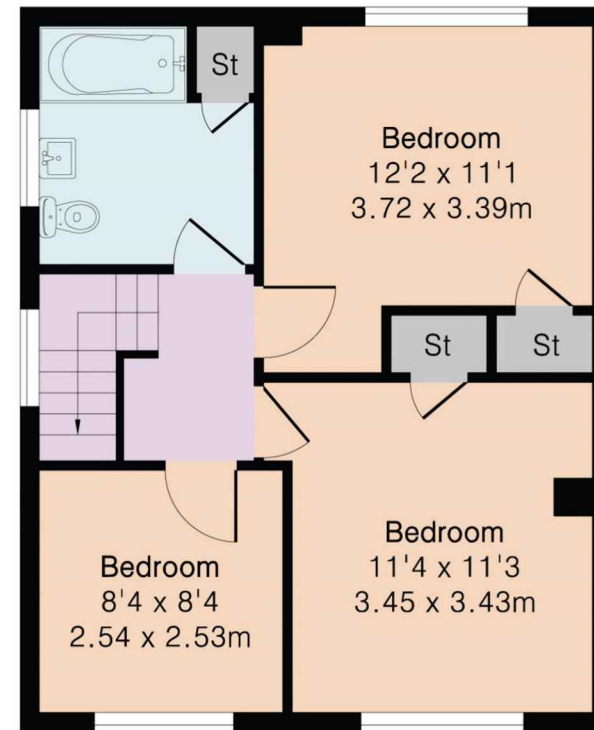
Approximate Gross Internal Area 1006 sq ft - 93 sq m

Ground Floor Area 561 sq ft – 52 sq m

First Floor Area 445 sq ft – 41 sq m



Ground Floor



First Floor