



THOMAS
MERRIFIELD
SALES LETTINGS

39 Headley Way,
Headington, Oxford, OX3 0LS

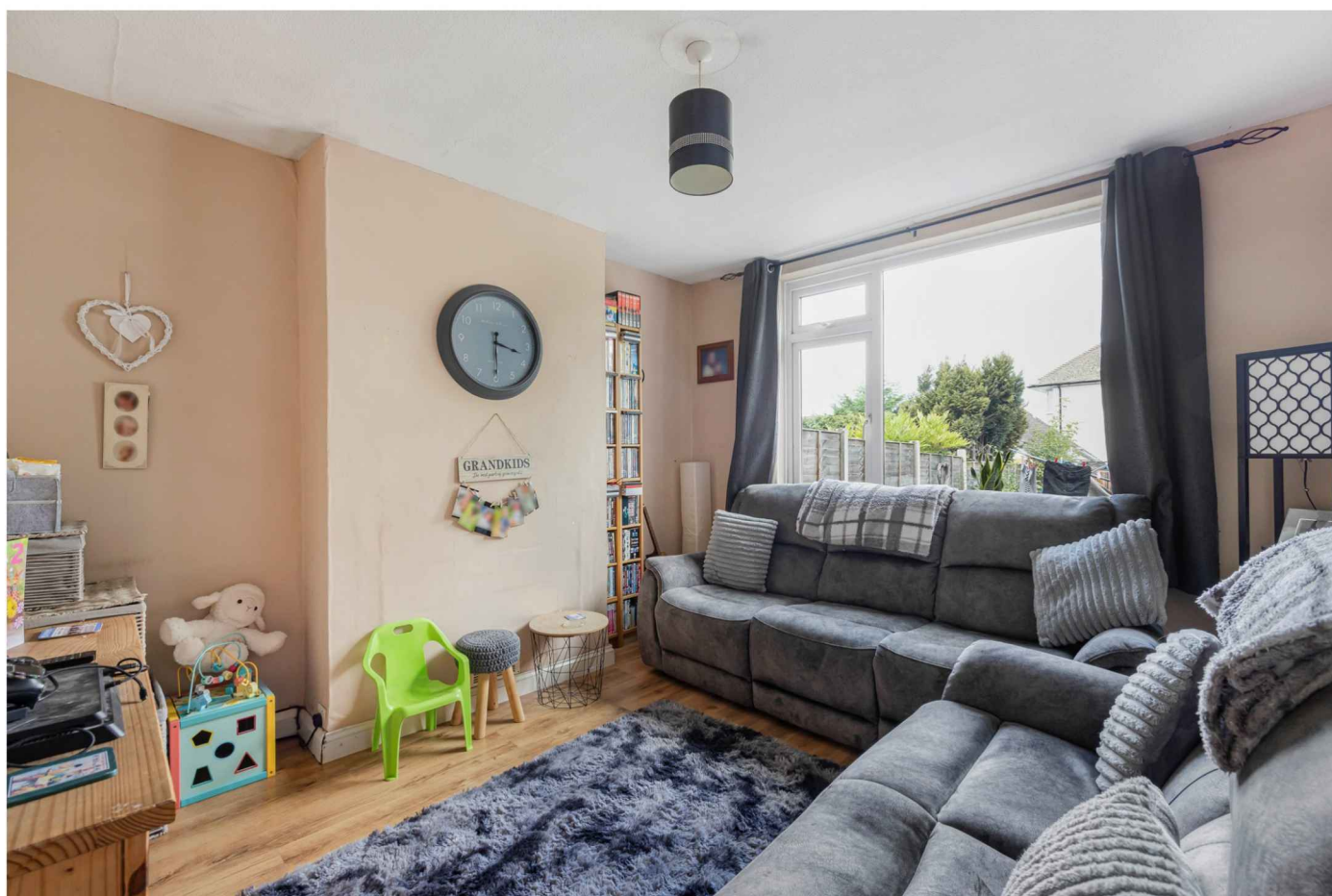
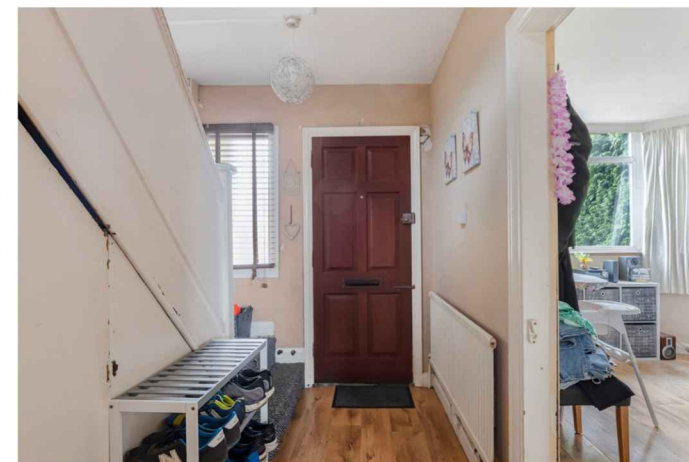
39 Headley Way, Headington, Oxford, OX3 0LS

A 1930's three bedroom semi-detached house on the Headington/Marston borders, located within half a mile off the John Radcliffe Hospital. The property is currently let and is in need of updating throughout.

- Entrance hall
- Living room to rear
- Dining room to front with bay window
- Kitchen with door to rear lobby and store room off
- Two double bedrooms
- Good single bedroom
- Bathroom
- North-east facing c. 70' rear garden with detached garage
- Front garden with gravel parking space
- Council Tax Band: D, EPC Rating: D

An unextended three bedroom house with scope for extension subject to planning and now in need of some modernisation. There is a good-sized rear garden with mature apple and plum trees, attractive front garden, off-street parking, double glazing and gas-fired central heating via a combination boiler. The property is believed to be of solid brick construction with pebbledash render. Please note that the sectional concrete garage has an asbestos roof and there are polystyrene tiles to be single bedroom ceiling. Houses built pre-2000 may contain asbestos in certain building materials. These are considered safe unless disturbed, but prospective buyers must make their own enquiries. According to Ofcom, Superfast and Ultrafast broadband is available and mobile voice and data coverage is good outdoors and indoors.

Guide Price £395,000 Freehold





The property is located on the north-east side of Headley Way within half a mile of the John Radcliffe Hospital and approximately a mile from Oxford Brookes University and from central Headington.

Headington offers a range of amenities including Waitrose and Co-op food stores, local and high street shops, cafes and restaurants. Oxford city centre is approximately 2½ miles to the South-west via Marston Road and Magdalen Bridge. Oxford Station and Oxford Parkway offer fast 50 minute rail services to London Paddington and Marylebone Stations respectively. There is also a regular coach service from Headington to London Victoria Station.



**Approximate Gross Internal Area 835 sq ft - 77 sq m
(Excluding Garage)**

Ground Floor Area 422 sq ft – 39 sq m

First Floor Area 413 sq ft – 38 sq m

Garage Area 144 sq ft – 13 sq m

