



THOMAS
MERRIFIELD
SALES LETTINGS

24 Boswell Road,
Oxford, OX4 3HN

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This extremely well presented house, boasts a generous number of five flexible bedrooms, making it an ideal choice for larger families or those seeking a very practical and spacious accommodation.

- No onward chain
- End Terraced
- Open-plan living/dining area
- Separate reception room with gas fire
- Family bathroom & ground floor shower room
- South-west facing garden
- Driveway parking for 2 cars
- Rear access
- Council Tax Band: C
- EPC Rating: C

The property features entrance corridor, downstairs bedroom/study, further downstairs double bedroom with en-suite, open-plan kitchen dining area with bi-folding doors to the south-west facing rear garden, separate reception with gas fire. To the first floor are three double bedrooms and a family bathroom. Also benefitting from rear access, two outbuildings which could be used as a home office or usable space and driveway parking for two vehicles.

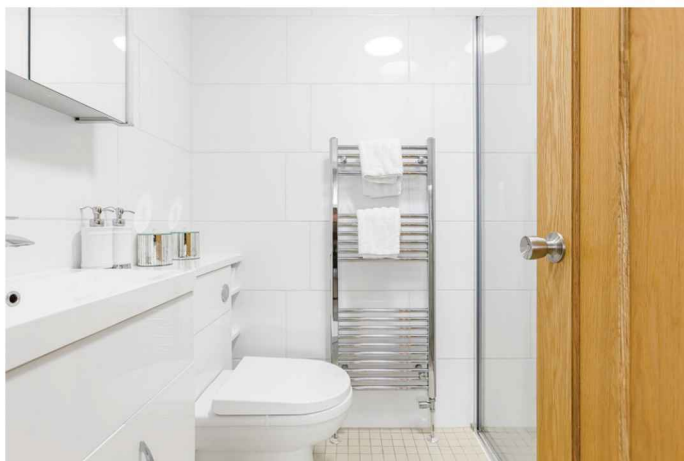
According to Ofcom, Standard, Superfast and Ultrafast broadband are available and you are likely to have good mobile voice and data indoors and outdoors with certain networks.

OIEO £550,000 Freehold





Boswell Road is conveniently located for access to shopping at Templars Square less than a mile away and Tesco, Sainsbury's and an M&S Food store off Oxford Ring Road. There is also easy access to Cowley Business Park, the BMW mini plant and the Nuffield Orthopaedic and Churchill hospitals 1.5 miles away in Headington. Oxford city centre is approximately 2.5 miles away and there are fast 50 minute rail services from Oxford and Oxford Parkway stations to London Paddington and Marylebone Stations respectively. There is also a regular coach service from Thornhill Park & Ride to London Victoria Station.

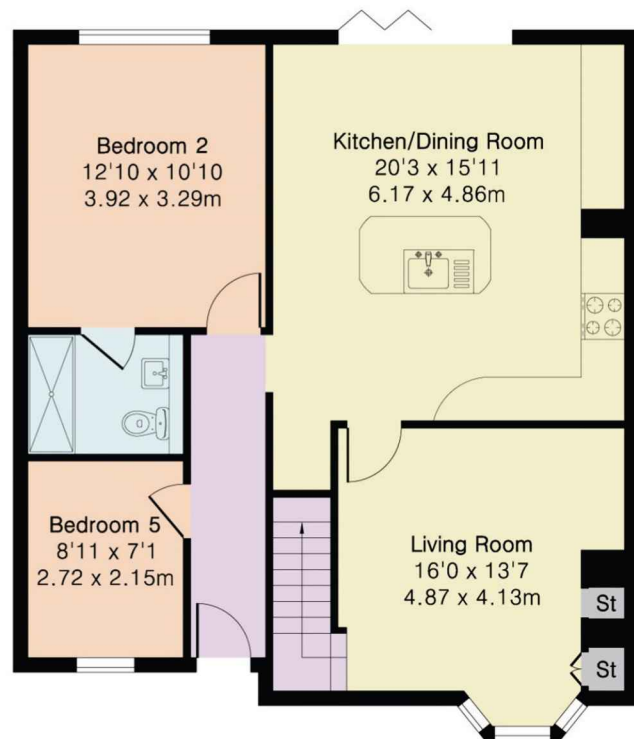


Approximate Gross Internal Area 1235 sq ft - 115 sq m (Excluding Outbuilding)

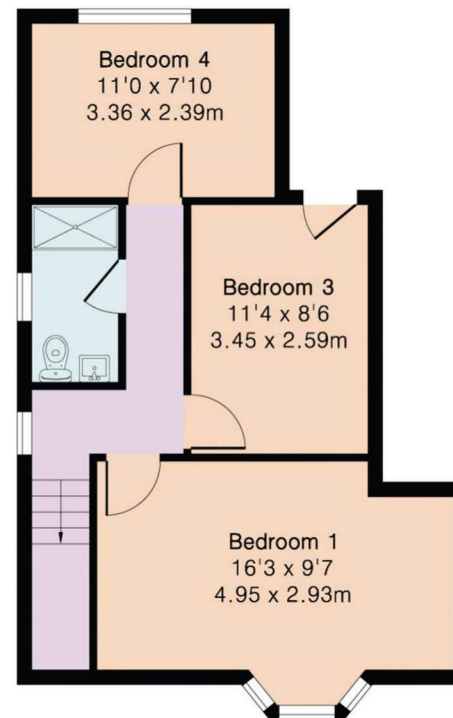
Ground Floor Area 784 sq ft – 73 sq m

First Floor Area 451 sq ft – 42 sq m

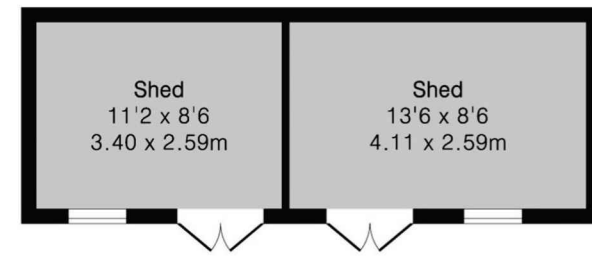
Outbuilding Area 212 sq ft – 20 sq m



Ground Floor



First Floor



Outbuilding