



THOMAS  
MERRIFIELD  
SALES LETTINGS

28 Stanway Road,  
Headington, Oxford, OX3 8HT



## 28 Stanway Road, Headington, Oxford, OX3 8HT

An extended three bedroom semi detached family home, situated in this convenient and popular location.

- Potential to extend
- Semi detached
- Kitchen/dining room
- Separate front reception room
- Downstairs shower room
- Three bedrooms and family bathroom
- Large rear garden
- Driveway parking for multiple vehicles
- EPC Rating: D
- Council Tax Band: D

The accommodation comprises, entrance hall with built in storage, downstairs shower room, separate front reception room with bay window, extended kitchen/dining room, with bi-folding doors opening out to the large laid to lawn rear garden with patio and storage shed. To the first floor, there are three light and airy bedrooms and a family bathroom. The front has a paved driveway for multiple cars and a shared gated side access.

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.

**Guide Price £450,000 Freehold**

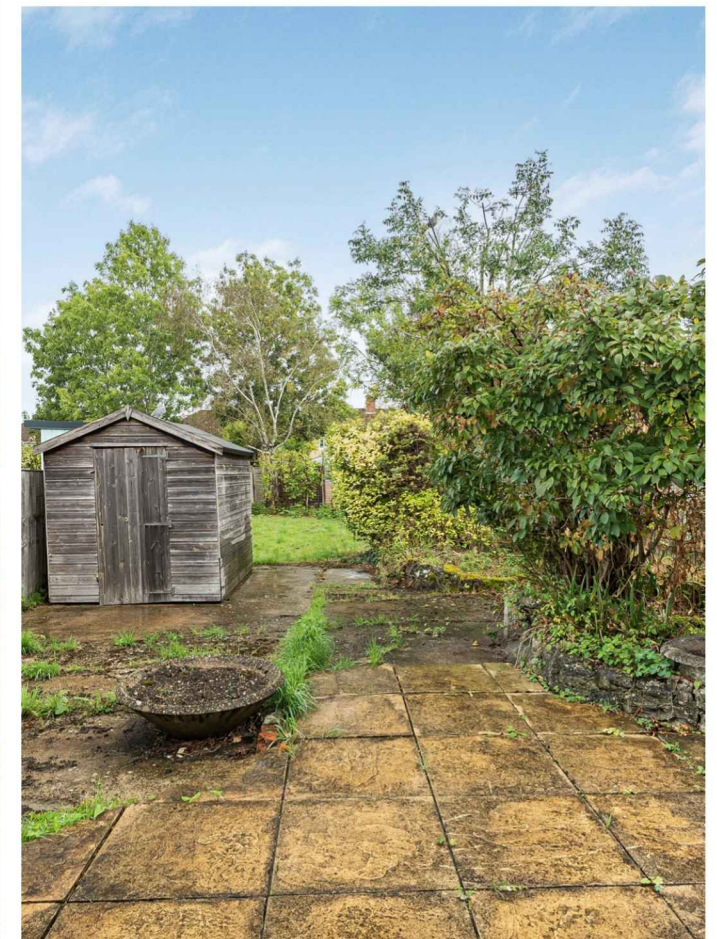
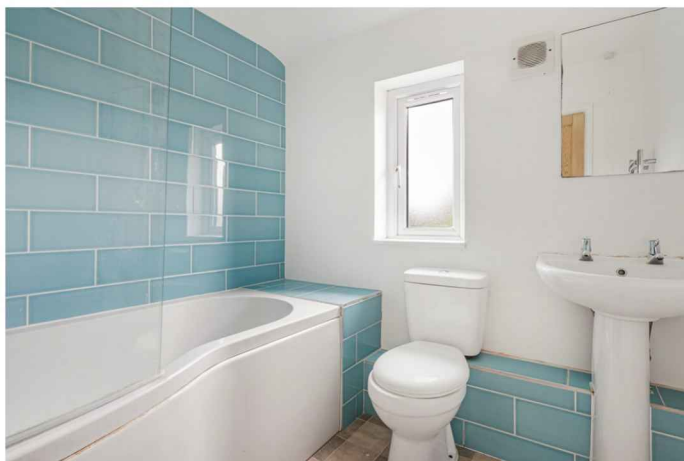






On the eastern outskirts of the city, Risinghurst is well placed providing access to Oxford as well as the M40 and A34. Thornhill Park and Ride has services into London Victoria, Heathrow and Gatwick. Both Oxford and Haddenham Parkway have routes to London Marylebone.

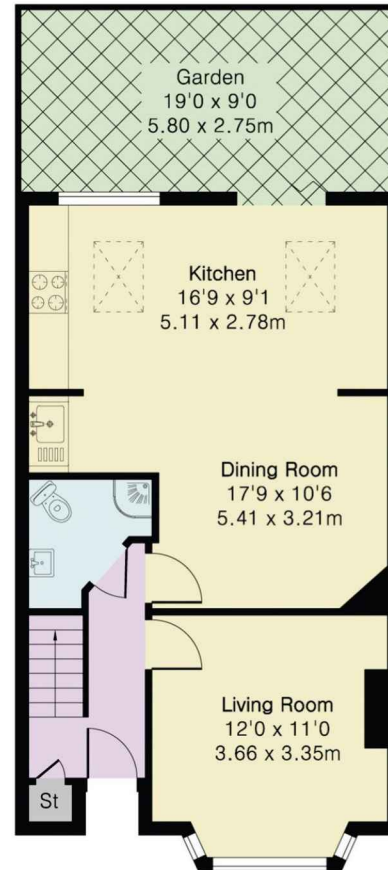
Nearby Headington provides shops including Waitrose for day to day needs, several educational institutions for all ages and the John Radcliffe, Churchill and Nuffield Hospitals. Oxford city is just 4 miles distance where there is an abundance of shops, cafes and restaurants to suit most tastes and a variety of cultural and entertainment venues.



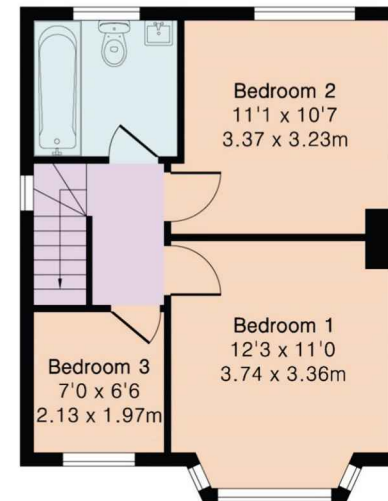
**Approximate Gross Internal Area 940 sq ft - 87 sq m**

Ground Floor Area 547 sq ft – 51 sq m

First Floor Area 393 sq ft – 36 sq m



Ground Floor



First Floor