



THOMAS  
MERRIFIELD  
SALES LETTINGS

3 Bushy Close,  
Oxford, OX2 9SH



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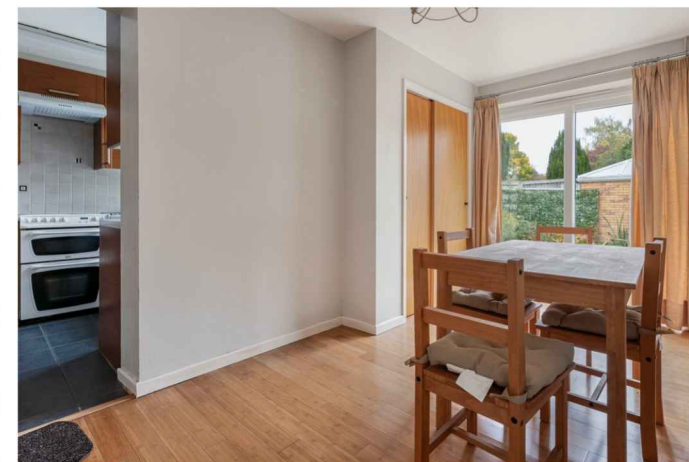
Situated in a desirable area, this contemporary four-bedroom detached house features an east-facing rear garden, garage, off-street parking and no onward chain.

- Three reception rooms
- Kitchen with free-standing appliances
- Conservatory
- Four bedrooms
- Family bathroom and en-suite
- Integrated garage
- East-facing rear garden
- Off-street parking
- EPC Rating: C
- Council Tax Band: E

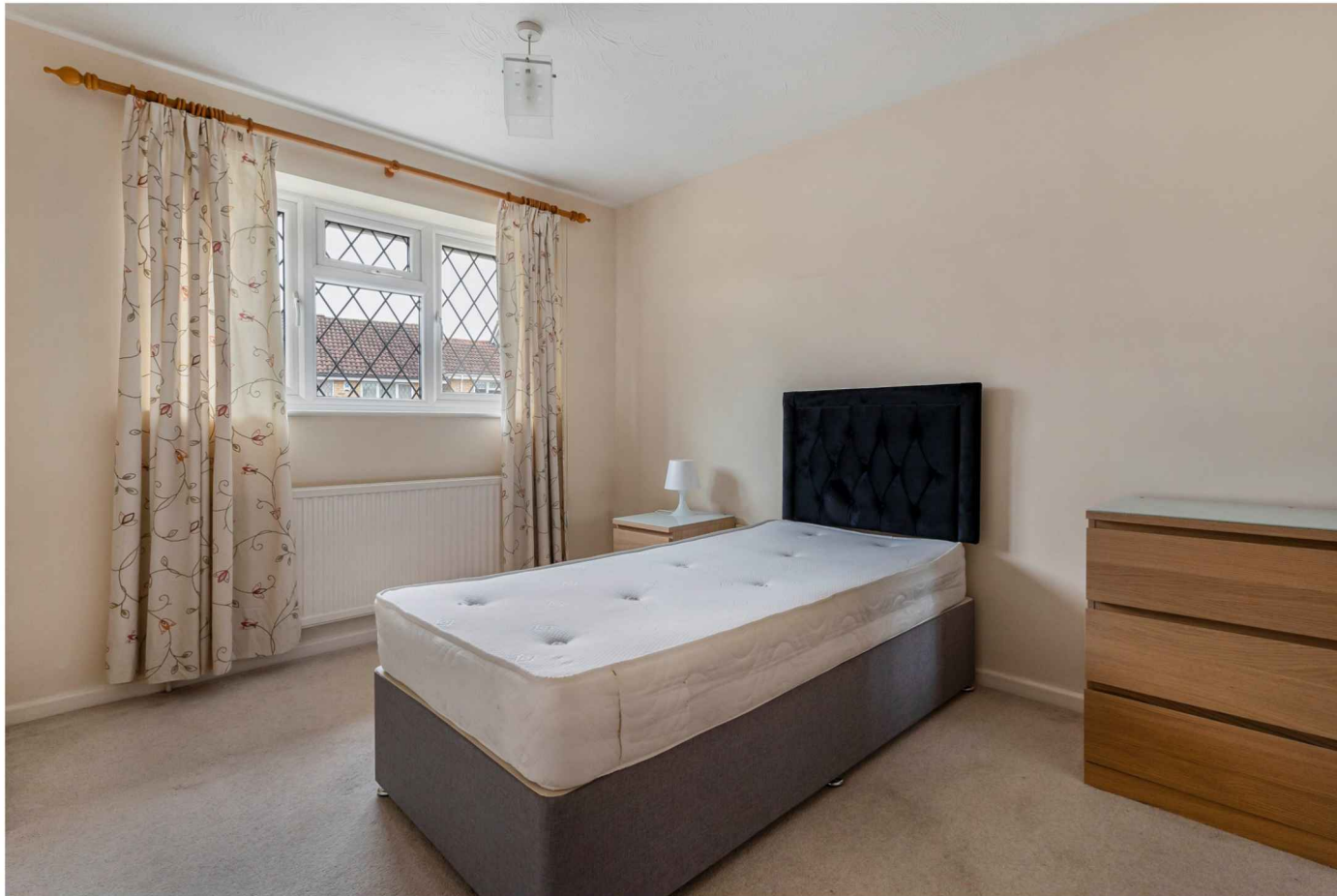
The ground floor features an entrance hall, a spacious main reception room, a family room, and a kitchen equipped with free-standing appliances. Additionally, there is an integrated garage with access points leading to the east-facing rear garden through the dining room and conservatory.

To the first floor there are three double bedrooms one of which is slightly larger and includes an en-suite bathroom, a single bedroom, and a family bathroom. Outside, there is an enclosed front driveway providing off-street parking, as well as a private east-facing rear garden with a patio area and secure wrap-around side access.

**Guide Price £550,000 Freehold**

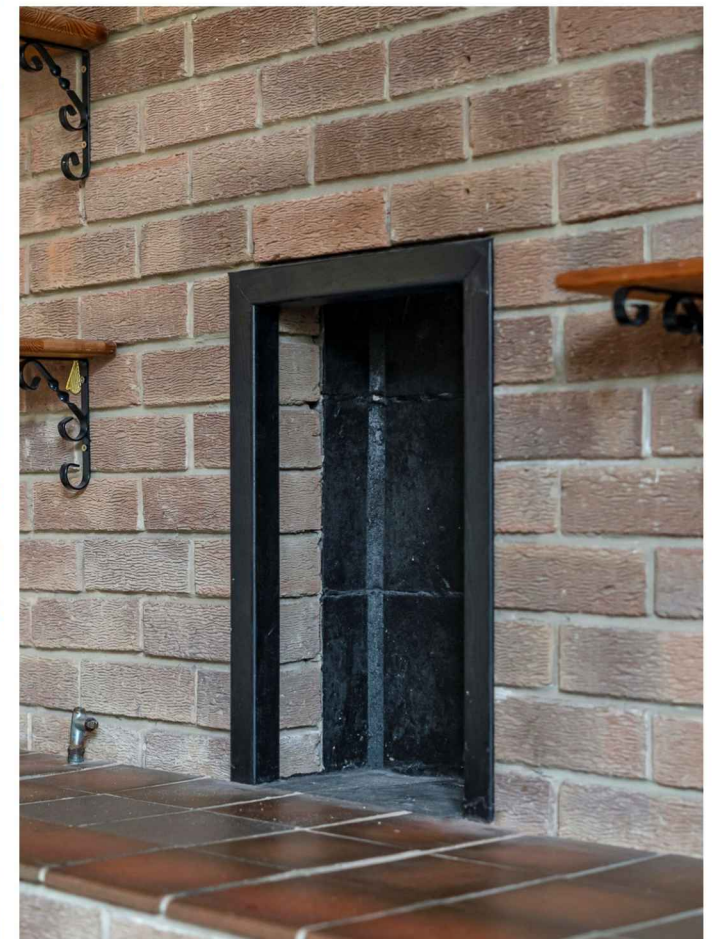






According Ofcom, there is Ultrafast and Superfast broadband available with limited mobile coverage indoors and likely outdoors.

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.

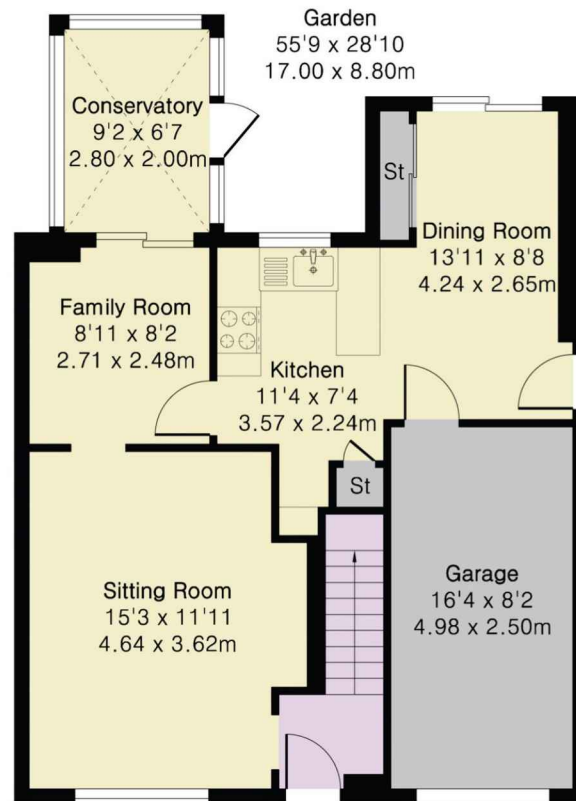


**Approximate Gross Internal Area 1343 sq ft - 124 sq m  
(Including Garage)**

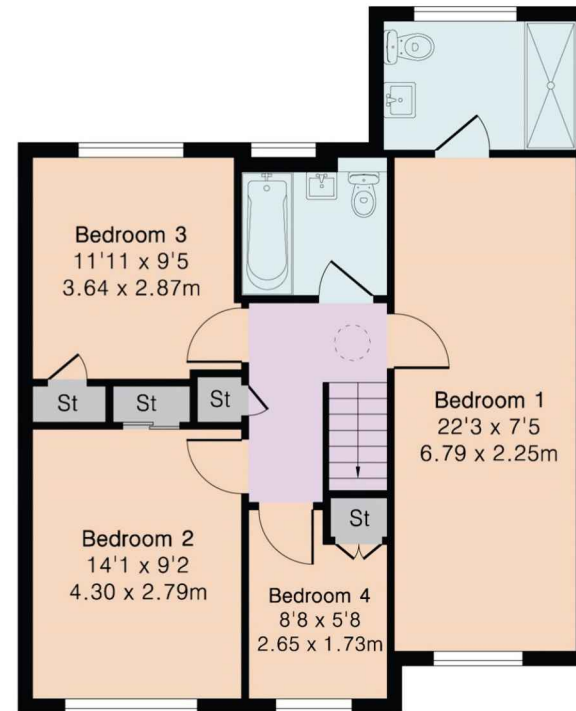
Ground Floor Area 575 sq ft – 53 sq m

First Floor Area 634 sq ft – 59 sq m

Garage Area 134 sq ft – 12 sq m



Ground Floor



First Floor