



3 BURSILL CLOSE OXFORD, OX3 8EW

£635,000
FREEHOLD

A well proportioned 4-5 bedroomed detached family home in a convenient cul-de-sac location close to Headington hospitals and Brookes University.

Built in the 1970's, this spacious five bedroomed detached house has been updated and improved over the years to now offer a well-proportioned family home. The accommodation flows well and from the large bright entrance hall the double-aspect sitting room is accessed with window to the front and patio doors to the garden at the rear. The dining room can be separate or opened into the sitting room via the four large bi-fold doors and it also has patio doors which open onto the garden. The kitchen, again with patio doors to the rear, has modern high gloss cabinets in a neutral palette and opens through to the separate utility room. There is a ground floor WC and the fifth bedroom off of the hallway could easily double as a study.

On the first floor the landing is a bright open space with a window to the front. The 4 bedrooms are accessed off of the landing plus a family bathroom and separate shower room.

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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			83
(69-80) C		68	
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales	EU Directive 2002/91/EC		

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements

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