



Elms Drive, Marston

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Entrance Hall

Useful boot room off, stairs to first floor, radiator.

Sitting Room

13'3" x 11'5"

Double glazed window to front, wood burning stove, radiator, TV point.

Study

10'1" max. x 8'7"

Double glazed window to side, spotlights, radiator.

Kitchen/diner/family room

25'11" max. x 23'2" max.

The kitchen comprises a large selection of floor and wall units, centre island and built in oven, microwave, fridge, dishwasher and hob with extractor over. A spacious stone

worktop provides ample preparation area even for the largest of dinner parties. To the rear of the room there's an ideal space for a play area or snug. With vaulted ceilings and bi-fold doors this room really does benefit from a considerable amount of natural light.

Utility Room

8'2" x 7'9"

Door to side, a selection of floor and wall units, space and plumbing for a washing machine and dishwasher, built in freezer, double sink unit and a cupboard housing the wall mounted gas boiler.

Cloakroom

Double glazed window to side, low level WC, vanity wash hand basin, heated towel rail.

Landing

Loft access.

Bedroom One

20'4" max. x 9'3"

Double glazed windows to front and side, two sets of double wardrobes, radiator.

En-Suite Shower Room

Double glazed window to rear, low level WC, pedestal wash hand basin, double shower cubicle, shaver point, radiator.

Bedroom Two

13'3" x 10'

Double glazed window to front, radiator.

Bedroom Three

10'11" x 9'7"

Double glazed window to rear, radiator.

Bedroom Four

8'8" x 6'10"

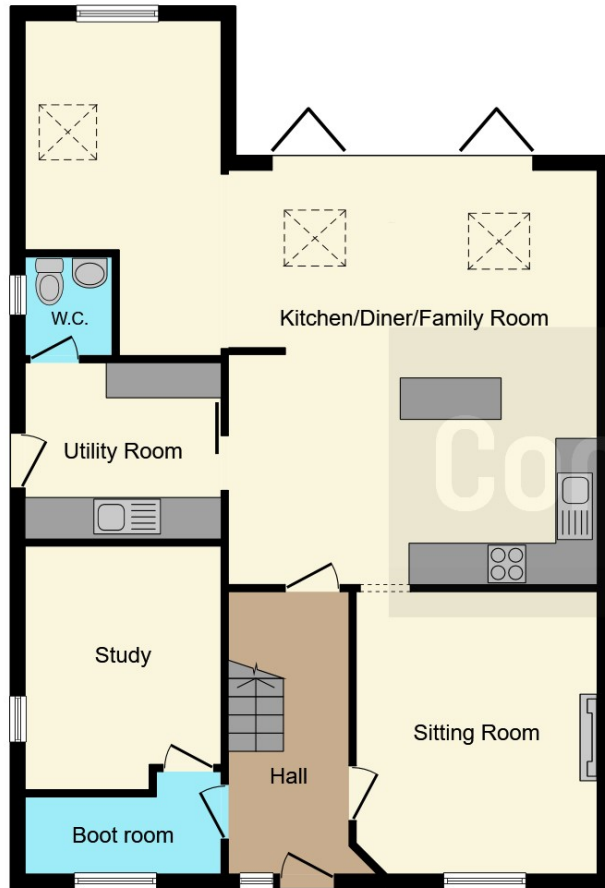
Double glazed window to front, radiator.

Bathroom

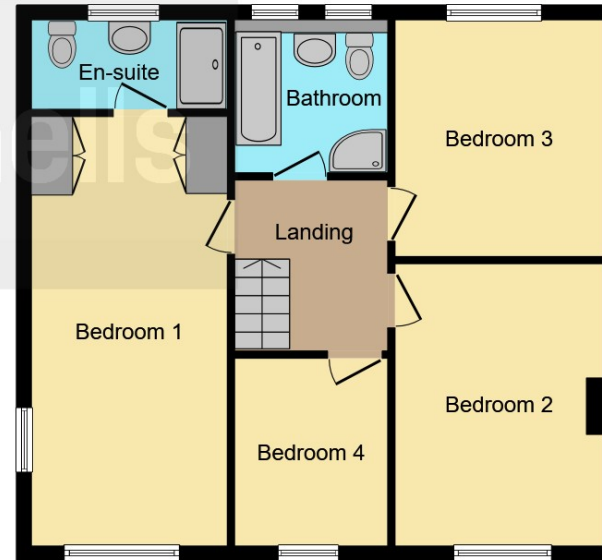
Double glazed windows to rear, low level WC, pedestal wash hand basin, bath, separate shower cubicle, heated towel rail, spotlights, tiled floor.







Ground Floor



First Floor

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Situated in the heart of Marston within walking distance to the John Radcliffe Hospital and close to the A40 this property really needs to be seen to be fully appreciated. The property comprises an entrance hall with boot room, front sitting room, study, utility room, cloakroom and an open plan kitchen/dining space with bi-fold doors onto the garden. Upon the first floor there are four bedrooms and a family bathroom. The master boasts its own en-suite. Externally there is ample off road parking with an EV charging point, the rear garden is larger than average with mature trees, large patio area and lawn. The truly perfect family home.

Price

£865,000

Tenure: Freehold

EPC Rating: C

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