



Croft Road, Marston

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## Croft Road, Marston

### Entrance Hall

Cloaks cupboard.

### Ground Floor Shower Room

Suite comprising low level WC, wash hand basin, shower cubicle and an extractor fan.

### Kitchen/breakfast room

14'8" x 8'3" ( 4.47m narrowing to x 2.51m )

A fully fitted kitchen comprising a selection of floor and wall units, breakfast bar 1.5 sink unit, dishwasher, built in oven, hob, extractor, space and plumbing for a washing machine and glazed door directly on to the rear garden.

### Sitting Room

14'11" x 11'10" ( 4.55m narrowing to x 3.61m )

Double glazed window to front, radiator, TV point and a wood burning stove ideal for

those cold winter evenings.

### Dining Room

9' x 7'11" ( 2.74m narrowing to x 2.41m )

Double glazed patio doors to the rear garden, radiator.

### Study

10'10" max. x 5' ( 3.30m Max narrowing to x 1.52m )

Double glazed window to rear.

### Landing

Loft access, airing cupboard, double glazed window to rear.

### Bedroom One

14'11" x 11'11" ( 4.55m narrowing to x 3.63m )

Double glazed window to front, radiator.

### Bedroom Two

9'1" x 8' ( 2.77m narrowing to x 2.44m )

Double glazed window to rear, radiator.

### Bedroom Three

8'4" x 7'4" ( 2.54m narrowing to x 2.24m )

Double glazed window to rear, radiator.

### Bedroom Four

8'4" x 6'10" ( 2.54m narrowing to x 2.08m )

Double glazed window to front, radiator.

### Bathroom

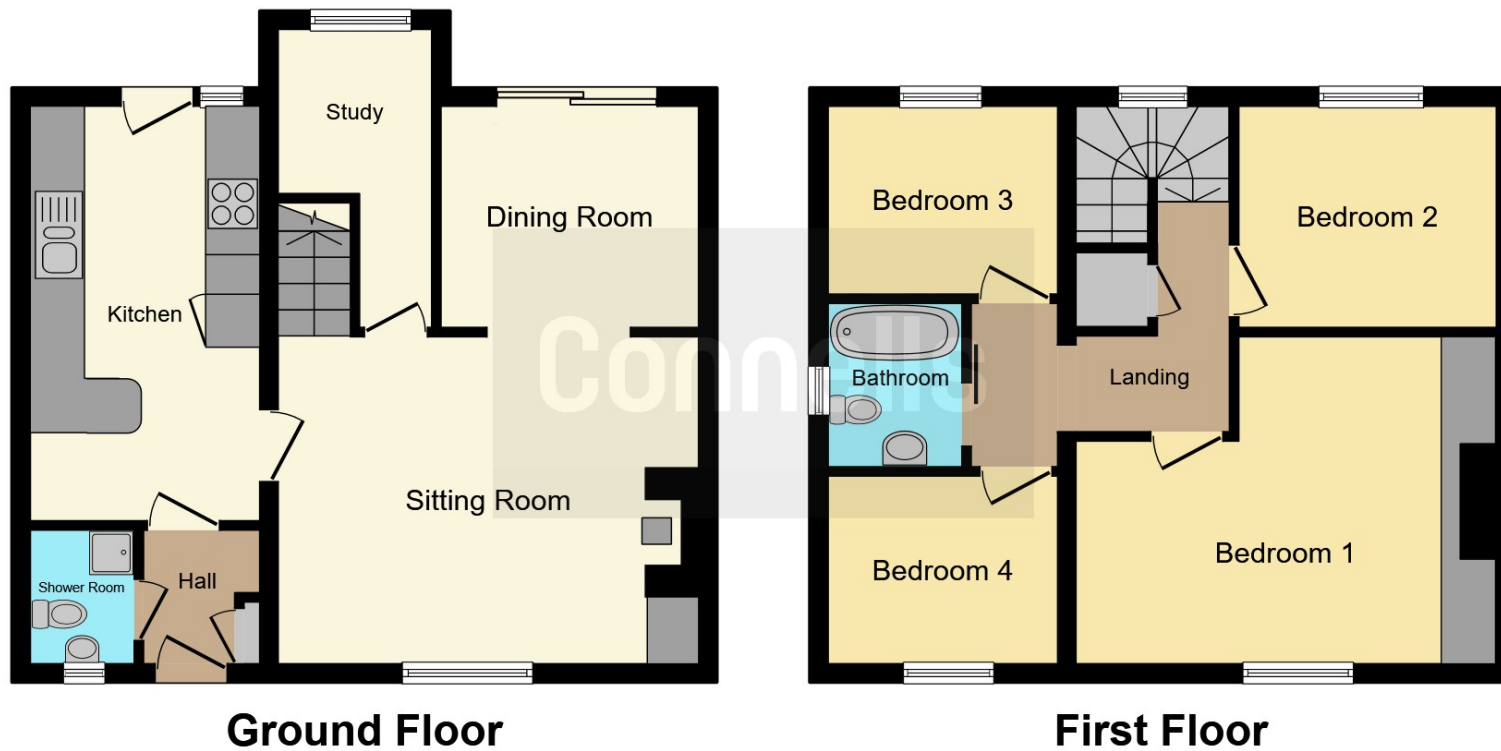
Suite comprising low level WC, pedestal wash hand basin and bath. Velux window, part tiled walls, radiator.











This floorplan is for illustrative purposes only and is not drawn to scale. Measurements, floor-areas, openings and orientations are approximate. They should not be relied upon for any purpose and do not form any part of an agreement. No liability is taken for any error or mis-statement. All parties must rely on their own inspections.



# Croft Road, Marston

Croft Road offers excellent access to many nearby amenities, schools and hospitals. Central Oxford, Headington and Summertown are easily accessible either via public transport or cycle paths.

The property comprises an entrance hall, ground floor shower room, kitchen/breakfast room with direct access to the garden, sitting room, dining room and a very useful study/home office. Upon the first floor there are four bedrooms, which are served by the main family bathroom. The property offers off road parking to the front and a fully enclosed rear garden. Houses of this size are rarely available in this area and viewings are highly recommended.

Asking Price

**£600,000**

Tenure: Freehold

EPC Rating: D

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To view this property please contact us on

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