



Franklin Road, Headington

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## Franklin Road, Headington

### Entrance Hall

Double glazed window to side, radiator, cloaks cupboard, stairs to first floor, understairs storage cupboard, oak flooring.

### Sitting Room

13' x 13'

Double glazed bay window to front aspect, gas fire, picture rails, coved ceiling, oak flooring.

### Dining Room

11'9" x 9'10"

Double glazed window to rear, glazed door to rear garden, coved ceiling, picture rails, radiator, oak flooring.

### Kitchen/breakfast room

15'3" max. x 9'1"

Double glazed window to rear and side,

fitted with a selection of floor and wall units, built in oven, hob, extractor, dishwasher, space and plumbing for washing machine and tall fridge freezer, tiled floor with underfloor heating, spotlights and cupboard housing wall mounted gas boiler.

### Landing

Double glazed window to side aspect, loft access with a pull down ladder, laundry storage cupboard, oak flooring, radiator and coved ceiling.

### Bedroom One

13' max. x 11'10" max.

Double glazed bay window to front, radiator and picture rails.

### Bedroom Two

11'9" x 11'9"

Double glazed window to rear aspect, oak flooring, picture rails and radiator.

### Bedroom Three

8'8" x 8'6"

Double glazed window to front aspect, picture rails and radiator.

### Bathroom

Double glazed window to rear, sweet comprising low level WC vanity wash hand basin and bath with shower over. Spotlights, tiled floor and heated towel rail.

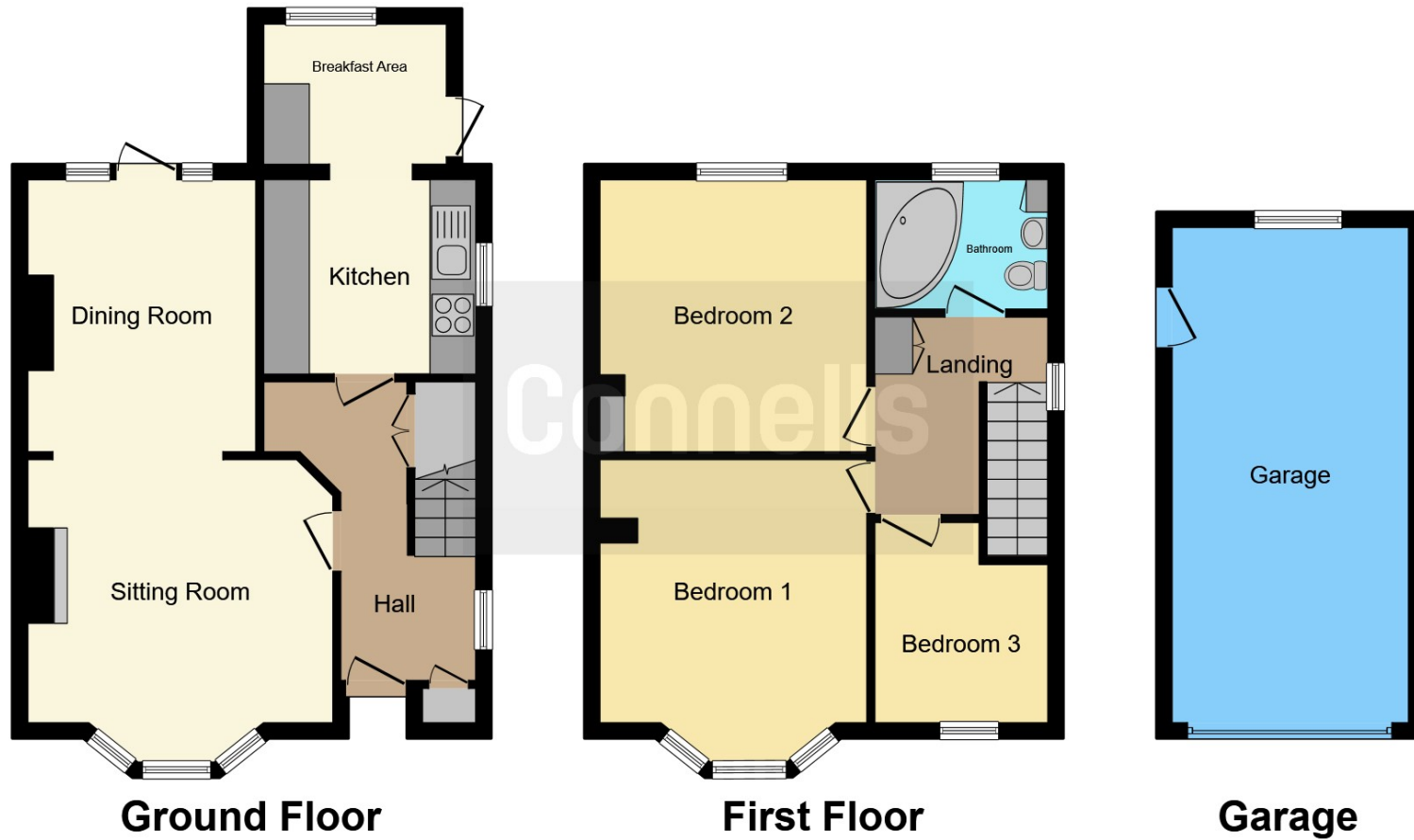
### Garage

21'7" x 10'2"

Light and power, up and over door, personal door to garden.







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.

# Franklin Road, Headington

Franklin Road offers an ideal situation being well-located for access to the John Radcliffe Hospital and Brookes University and less than one mile from Central Headington with its selection of independent shops, cafes, a Waitrose. In brief the accommodation comprises entrance hall, bay fronted sitting room, dining room and a semi open plan kitchen/breakfast room. To the first floor are the three spacious bedrooms and family bathroom. Externally the garden offers a good degree of privacy with mature trees, shrubs and a vegetable patch. There is ample off-road driveway parking leading to the detached single garage with both light and power.

Asking Price

**£750,000**

Tenure: Freehold

EPC Rating: D

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