







## Barton Road, Headington

**Sitting Room** 

13'6" x 12'

Kitchen/diner

12'4" x 12'1"

**Sun Room** 

12'4" x 7'11"

**Bedroom One** 

13'5" x 12"

**Bedroom Two** 

13'6" x 8'

**Bedroom Three** 

10'3" x 7'6"







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.

## Barton Road, Headington

The property is located opposite Grace Park approximately 0.4 miles from Central Headington and within catchment of some very well regarded schools making this an excellent location for families. As well as being close to Headington Hospitals and Brookes University, there is also a regular bus service into Oxford City Centre and easy access to the M40 & A34.

In brief the ground floor comprises of a spacious sitting room, kitchen/diner, conservatory, family bathroom and a double bedroom which benefits from its own shower room.

The first floor has two double bedrooms.

Externally the property has driveway parking and an enclosed rear garden.

Asking Price

£480,000

Tenure: Freehold

EPC Rating: D



SIGNATURE

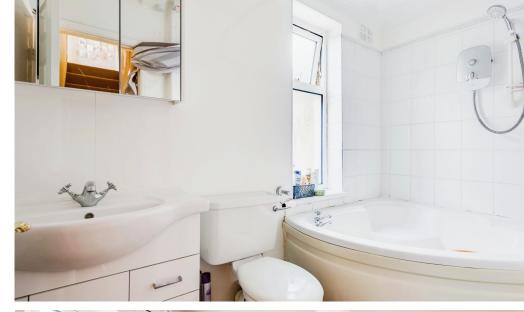
To view this property please contact us on

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<sup>3.</sup> The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.





<sup>1.</sup> MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract.