



Connells

Meaden Hill
Headington OXFORD



Property Description

A generous family home with flexible accommodation located over two floors with five bedrooms and three reception rooms which could easily create further bedrooms if required.

Northway is an established area of Oxford with central Headington and its abundance of cafes, shops and a Waitrose all within a 20 minute walk of the property.

In brief the accommodation comprises, entrance hall, dual aspect lounge/diner, dining room, bedroom 5, cloakroom, study and the large kitchen which leads directly into a dining area.

Upon the first floor are the four spacious bedrooms being served by an en-suite to bedroom one and a refitted family bathroom accommodating the remaining bedrooms.

Externally the rear garden is majority laid to lawn with both a lawn and decked area providing a nice space for those summer evenings.

Call now on 01865 763 501 to arrange a viewing of this spacious family home.

Entrance Hall

Door to front aspect. Stairs to first floor landing. Radiator. Wood laminate flooring.

Cloakroom

Double glazed window to front. Suite comprising low level WC, and wash hand basin. Tiled floor.

Study

9' 7" x 7' 10" (2.92m x 2.39m)
Double glazed window to side.

Lounge/Diner

23' 9" x 12' 8" max (7.24m x 3.86m max)
Dual aspect room with double glazed window to front and french doors to rear, opening onto garden. Two radiators. Dado rails. Wood laminate flooring.

Dining Room

14' 4" x 9' 6" (4.37m x 2.90m)
Double glazed window to rear aspect. Stable style door to rear. Radiator. Tiled floor.

Bedroom 5

11' 8" max x 9' 5" max (3.56m max x 2.87m max)
Double glazed window to front aspect. Radiator. Wood laminate flooring.

Kitchen

21' 6" x 10' 1" (6.55m x 3.07m)
Double glazed window to rear. Comprising wall & base units with work surfaces & part tiled walls. Inset one and half bowl sink and drainer. Built in double oven and inset hob with cookerhood over. Space for under counter appliance. Built in dishwasher. Wall mounted gas fired boiler serving heating and hot water system. Ceiling spotlights. Tiled floor.

First Floor Landing

With stairs rising from Entrance Hall. Loft access. Doors to Bedrooms & Bathroom

Bedroom One

23' 10" x 9' 7" (7.26m x 2.92m)
Double glazed windows to both front and rear. Ceiling spotlights. Two radiators. Access to En Suite.

En Suite

Double glazed window. Suite comprising bath with shower over, pedestal wash hand basin & low level wc. Part tiled walls.

Bedroom Two

12' x 11' 2" (3.66m x 3.40m)

Double glazed window to rear. Radiator. Built in wardrobes.

Bedroom Three

11' 3" x 11' 2" max (3.43m x 3.40m max)

Double glazed window to front. Built in wardrobes. Wood laminate flooring.

Bedroom Four

8' 3" x 8' 3" (2.51m x 2.51m)

Double glazed window to front. Built in wardrobes.

Bathroom

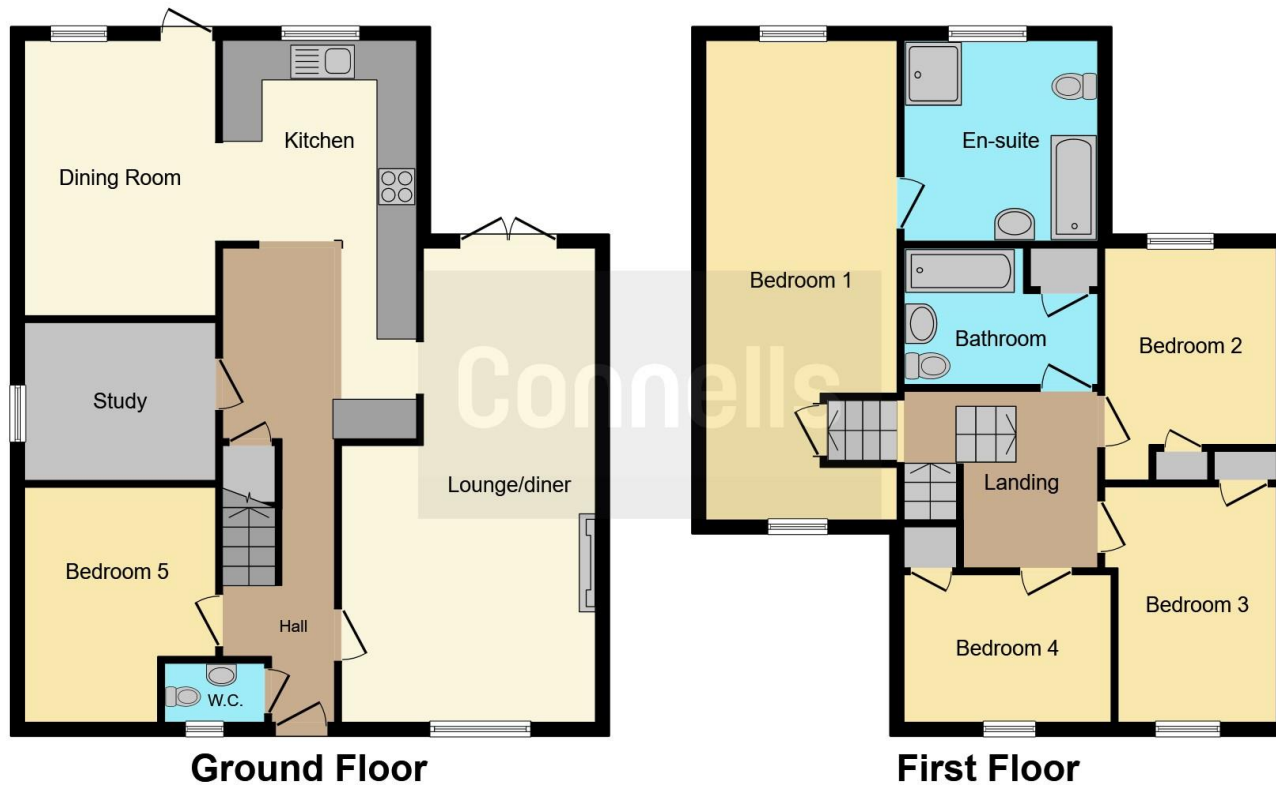
Suite comprising bath with shower over, pedestal wash hand basin & low level wc. Extractor fan. Storage cupboard. Down lights. Tiled floor.

Front Garden

Laid to lawn with dwarf wall.

Rear Garden





This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.focalagent.com

To view this property please contact Connells on

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view this property online connells.co.uk/Property/HDT304021

directions to this property:

From Connells office in Headington turn right at the main lights onto Old High Street, at the T-junction turn left onto St Andrews Road, at the mini round about left onto Dunstan Road, at the next mini roundabout straight over then immediately left into Halliday Hill, the 2nd right takes you onto Meaden Hill where number 20 can be found on the left hand side.

EPC Rating: C

Tenure: Freehold



1. 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 will be no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. 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, fittings or services and it is in the buyers interest to check the working condition of any appliances.

Connells Residential is registered in England and Wales under company number 1489613, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.

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