



Staunton Road, Headington

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Perfectly situated within the highly sought after Staunton Road and with easy access to the John Radcliffe Hospital and central Oxford is the 1930's semi-detached family home. The current owners have thoughtfully extended the property to provide contemporary family accommodation over two floors.

The ground floor boasts a stunning open-plan kitchen/family area with a vaulted ceiling and a fully glazed aspect to the rear garden, providing an ideal area for today's modern families. To the front there is a separate bay fronted reception room, a utility room and cloakroom complete the lower level. Upon the first floor the property has three double bedrooms, en suite shower room and a modern family bathroom.

Outside, there is driveway parking to the front for two vehicles and a mature and private rear garden with a raised patio area directly off the house with a further area at the end of the garden, an ideal spot to rest and unwind away from the kids!

A detached studio offers an excellent home office, gym, or teenage hangout. The property is well placed for the local hospitals, Oxford Brookes University campus, Headington Girls schools and the London/airport bus stops. It is also approximately 0.6 from central Headington with its array of shops cafes and two supermarkets.

Entrance Hall

Stairs to the first floor, part wood/ tiled flooring, large under-stairs area.

Reception Room

11' 2" x 15'

Bay window to the front aspect, TV point, wood burning stove, radiator.

Cloakroom

Window to the front aspect, suite comprising a low level WC, wash hand basin, tiled floor and cloaks cupboard.

Kitchen/Dining Room

12' 3" x 26' 8"

Windows to the side and rear aspects, fitted with a large selection of high gloss floor and wall units, central island with breakfast bar, built in double oven, hob with

extractor over. Part wood/tiled flooring, radiator.

Living Room

14' 8" x 20' 4"

Windows to side and velux above. Bi-fold doors opening directly onto the elevated patio, vaulted ceilings, spotlights, wood flooring.

Utility Room

7' 3" x 8' 3"

Fitted with a selection of floor and wall units, inset Belfast sink unit, space and plumbing for a washing machine and tumble dryer (stacked)

Landing

Window to the front aspect, loft access radiator.





Bedroom 1.

11' 7" x 12' 5"

Window to the rear aspect, radiator.

En Suite Shower Room

Window to side, suite comprising a low level WC, vanity wash hand basin and shower cubicle. Tiled floor, heated towel rail.

Bedroom 2.

12' 5" x 14' 11"

Window to the rear aspect, radiator.

Bedroom 3.

12' x 13' 7"

Bay window to the front aspect, built in wardrobe, two radiators.



Family Bathroom

Window to the front aspect, four piece suite comprising a low level WC, wash hand basin, bath and large walk in shower cubicle.



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

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Situated within this highly regarded central Headington 'no through road' is this breathtaking three-bedroom, two-bathroom 1930's family home boasting what can only be described as the most stunning open plan kitchen/family area with vaulted ceilings and views of the rear garden.

Price

£900,000

Tenure: Freehold

EPC Rating: C

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To view this property please contact us on

01865 763 501

or email headington@connells.co.uk

129-131 London Road, Oxford, Oxfordshire OX3 9HZ

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