



Stanton Road, Forest Hill

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## Stanton Road, Forest Hill

3 Stanton Road is an older style three-bedroom home offered with the benefit of no onward chain, in need of some modernisation.

The ground floor comprises entrance porch, hallway, dual aspect living room, kitchen/breakfast room, rear lobby, sun room/conservatory and the bathroom completes this level.

Upon the first floor are all three bedrooms (one large double & two smaller doubles). Externally there is off road parking to the front and side, the west facing rear garden is one of the best assets of this property, large and a great opportunity to create a main lawn area and vegetable patch for those that are green fingered. The village of Forest Hill is a short drive

from the many amenities of Headington, Wheatley and Oxford city and is ideally situated for access to London via the A40/M40, Oxford Tube and train stations at Islip and Oxford Parkway.

Stanton Saint John is within walking distance with its village shop, farm shop and nursery. There is a village school in Beckley.

### Enclosed Porch

Door to entrance hall

### Entrance Hall

Double glazed window to the side aspect, stairs to the first floor, radiator.

### Living Room

10'11" x 17'5"

Double glazed windows to the front and rear aspects. coved ceiling, understairs storage cupboard, gas fire, two radiators.

### Kitchen/Breakfast Room

11'3" x 12'4"

Double glazed window to the rear and internal aspects. Fitted with a selection of floor and wall units, inset sink unit, space and plumbing for a washing machine, wall mounted gas boiler.

### Conservatory/Lean To

7'8" x 9'8"

French doors to the rear garden, tiled floor.

### Landing

Double glazed window to the front aspect, loft access.

### Bedroom 1.

11'1" x 17'5"

Double glazed windows to the front and rear aspects, radiator (restricted head room)

### Bedroom 2.

8'8" x 8'8"

Double glazed window to the front aspect, radiator (restricted head room)

### Bedroom 3.

8'6" x 9'10"

Double glazed window to the rear aspect, airing cupboard, radiator (restricted head room)







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](http://www.focalagent.com)

# Stanton Road, Forest Hill

An older style three-bedroom semi-detached house in need of modernisation boasting large and attractive gardens, off road parking and the benefit of no onward chain. Call sole agents Connells on 01865 763501 to book your viewing.

Price

**£400,000**

Tenure: Freehold

EPC Rating: D

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To view this property please contact us on

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