



Ridgeway Road, Headington

Connells

SIGNATURE



Ridgeway Road, Headington

Offered for sale in good order is this rarely available four double bedroom detached family home, ideally located within the Risinghurst area of Headington. The accommodation flows perfectly over three floors and would make an ideal family home.

Upon the ground floor the accommodation comprises; entrance hall, cloakroom, substantial bay fronted living room which leads through to the large L-shaped kitchen/diner with considerable storage.

The first floor offers three bedrooms, a shower room and main family bathroom. The final bedroom with a lovely aspect is within the converted loft space. Risinghurst offers a local pub, shop, school and is within walking distance to Shotover

Country Park. Busses are frequent which can take you to Headington, Summertown and the City Centre.

Entrance Hall

Double glazed window to the side aspect, radiator, Wood laminate flooring,

Cloakroom

Comprising a low level WC, wash hand basin, wood laminate flooring, spotlights.

Living Room

12' 7" x 26' 10"

Double glazed bay window to the front aspect, wood laminate flooring, wood burner, two radiators.

Kitchen/Diner

19' 8" x 18' 6"

Double glazed window to the rear aspect. L-shaped room with a selection of contemporary floor and wall units, tiled floor, built in oven, hob, fridge, extractor. Space and plumbing for a washing machine and tumble dryer. patio doors to the rear garden. Radiator.

Landing

Stairs to the 2nd floor, large walk in cupboard.

Bedroom 1.

10' 6" x 14' 3"

Double glazed window to the front aspect, radiator, wood laminate flooring, coved ceiling.

Bedroom 2.

9' 7" x 19' 7"

Double glazed window to the rear aspect, coved ceiling, radiator, wood laminate flooring.

Bedroom 3

8' 4" x 16' 5"

Double glazed window to the side and rear aspects, coved ceiling, wood laminate flooring, radiator.

Shower Room

Shower cubicle, tiled floor and walls, spotlights and extractor fan.



Family Bathroom

Double glazed window to the front aspect, suite comprising a low level WC, bath with shower over, twin vanity wash hand basin, tiled floor and walls, towel rail spotlights.

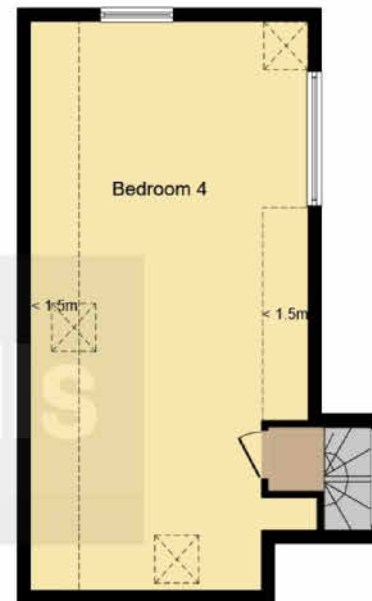




Ground Floor



First Floor



Bedroom 4



Garage

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

Ridgeway Road, Headington

Situated in the highly regarded Risinghurst area of Headington is the well-proportioned four-bedroom detached family home with a fantastic west facing rear garden backing on to playing fields. A substantial kitchen/diner and two bathrooms make this an ideal family home.

Price

£625,000

Tenure: Freehold

EPC Rating: C

Connells SIGNATURE

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

CONNELLS.CO.UK



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 is 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 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.

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.

