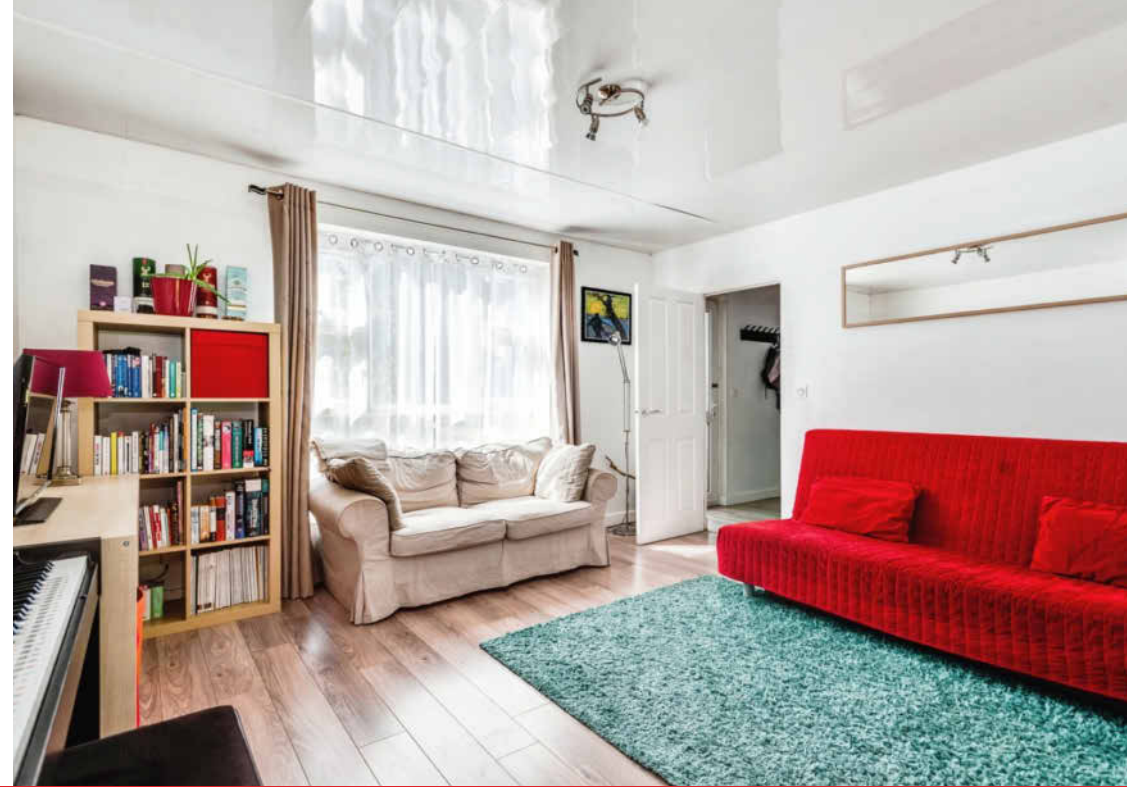




Waynflete Road, Headington

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Located within the established Barton Estate on the edge of Headington is this extended and vastly improved four-bedroom semi-detached family home oozing light and style with contemporary living' the current owners have taken great care in creating this lovely family home.

In brief the property comprises the following: enclosed porch, entrance hall, cloakroom, sitting room, refitted kitchen/dining room with a substantial utility room off.

The lower level is completed by the lovely garden room opening directly onto the rear garden. Upon the first floor are the four bedrooms (three doubles and one generous single), the master benefits from an en suite with the remaining three bedrooms served

by the main family bathroom. Externally there's an attached garage and driveway to the front, the rear garden has a large patio area with lawn and borders offering a good degree of privacy. In terms of location the property is situated 0.6 miles from local shops/amenities and less than 100 yards to local bus routes.

Entrance Hall

Wood laminate flooring, stairs to the first floor, radiator.

Cloakroom

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

Sitting Room

12' 1" x 13' x 7"

Double glazed window to the front aspect, TV point, radiator.

Kitchen/Dining Room

8' 9" x 20' 9"

Double glazed internal aspect, fitted with a selection of modern high gloss floor and wall units, built in oven, gas hob, extractor, inset sink unit and cupboard housing the wall mounted gas boiler. patio doors to the 2nd reception room.

Utility Room

9' x 18' 10"

Double glazed window to the rear aspect glazed door to the garden and internal door to the garage. Ample storage with a selection of floor and wall units, space and

plumbing for a washing machine, space for a tumble dryer

Garden Room

9' x 17' 2"

Three double glazed Velux windows to the rear aspect, patio doors opening directly on to the rear garden, wood laminate flooring, spotlights, electric wall mounted panel heater.

Landing

Wood laminate flooring, loft access.



Bedroom 1.

9' x 21' 3"

Two double glazed Velux windows to the rear aspect, wood laminate flooring, radiator, loft access.

En Suite Shower Room

Double glazed window to the front aspect, shower cubicle, vanity wash hand basin, low level WC, spotlights, heated towel rail.

Bedroom 2.

12' 1" x 13' 5"

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

Bedroom 3.

8' 7" x 13' 3"

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



Bedroom 4.

8' 8" x 9' 1"

Double glazed window to the front aspect, wood laminate flooring, built in cupboard

Family Bathroom

Double glazed window to the rear aspect suite comprising a low level WC, vanity wash hand basin, bath with shower over, heated towel rail, wood laminate flooring.





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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A superbly presented four-bedroom family home that has been significantly enlarged and improved by the present owners resulting in flexible living for today's modern family. Key points to note are two full bathrooms, two separate reception rooms and a fantastic garden and attached garage.

Price

£500,000

Tenure: Freehold

EPC Rating: D

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