



Derwent Avenue, Headington

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Ideally located within the 'Lakes area' and just a short Walk from the John Radcliffe Hospital, this property offers an ideal purchase for a family in need of lots of space, the current owners have spent a considerable amount of time carefully improving the house with updated interiors and enlarged accommodation with the glazed extension.

The accommodation comprises; entrance hall, two reception rooms, fully refitted kitchen including integrated fridge/freezer, hob, extractor, over, dishwasher and washing machine and a breathtaking glazed extension spanning the rear of the property with a utility room off. A double bedroom and shower room complete the ground floor. Upon the first floor there are a further four bedrooms, refitted family

bathroom and separate WC. Externally newly replaced block paved parking to the front, the rear garden has a private patio rising to a large lawn area with a substantial shed with light and power at the bottom. A generous house in an ideal location call now to view!

Entrance Hall

Radiator, wood laminate flooring, storage cupboards, stairs to first with storage below.

Reception Room

11' 4" x 7' 10"

Internal window with feature window seat, ample storage cupboards.

Living/Reception Room

21' 9" x 11' 9"

Double glazed window to the front aspect, TV point, two radiators, Wood laminate flooring

Kitchen

10' 3" x 8' 6"

Double glazed internal window, fitted with a selection of high gloss floor and wall units, built in oven, hob, extractor, fridge/freezer. Inset sink unit, spotlights, wood laminate flooring. Door to garden room.

Bedroom 3

14' 8" x 7' 6"

Double glazed window to the front aspect, radiator, built in wardrobes.

Shower Room

Fitted suite comprising a low level WC, vanity wash hand basin and shower cubicle. Wood laminate flooring, Extractor fan.

Utility Room

11' 11" x 5' 10"

Doors to the rear garden, tiled floor, a selection of floor and wall units, built in washing machine, tumble dryer and fridge/freezer. Tiled floor

Garden Room

17' 9" x 17' 1"

Fully glazed room with views of the rear garden electric retractable roof, tiled floors, wall lights, doors to the rear garden and patio.



Landing

Loft access, storage cupboard

Bedroom 1

12' 7" x 9' 11"

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

Bedroom 2

11' 2" x 10' 3"

Double glazed window to the rear aspect, wood laminate flooring, built in wardrobes.

Bedroom 4

10' 2" x 8' 6"

Double glazed window to the rear aspect, radiator, built in wardrobes,

Bedroom 5

9' x 8' 10"

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

Family Bathroom

Double glazed window to the rear aspect, suite comprising a vanity wash hand basin and bath with shower over. Towel rail and half tiled walls.

WC

Low level WC, vanity wash hand basin, spotlights and wood laminate flooring.





Ground Floor



First Floor

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 appointed family home boasting five bedrooms, three reception areas and 2.5 bathrooms. The property would ideally accommodate a large growing family and is ideally located just a short walk from the John Radcliffe Hospital. Internal viewings are recommended to appreciate what's on offer.

Price

£750,000

Tenure: Freehold

EPC Rating: C



To view this property please contact us on

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