



Bankside, Headington

Connells

SIGNATURE





## Bankside, Headington

Ideally situated in a quiet cul-de-sac in the highly sought after area in Headington Quarry conservation area, this individual detached family home, which was built in 2011, has flexible accommodation over two floors. On the ground floor the accommodation comprises; entrance hall, cloakroom, spacious and modern triple aspect kitchen/diner room as well as a generous living room. Three sets of French doors lead to the rear garden which is mainly laid to lawn with a covered patio area providing the perfect sheltered place for outdoor entertaining, it also has the added benefit of an out-building. On the first floor of the property there are four bedrooms with an ensuite to the master bedroom as well as a family bathroom.

Bankside is perfectly placed for a range of

great schools for all ages, including Windmill Primary School, rated Outstanding` by Ofsted. There is a regular bus service both to Oxford, London and the London airports all accessible within a 10-minute walk. Central Headington is only 0.6 miles away with its array of shops, cafes, banks and two supermarkets.

### Entrance Hall

Oak flooring. Radiator. Stairs to first level floor. Spotlights.

### Cloakroom

W/C. Tiled floor. Spotlights. Vanity unit. Towel rail.

### Kitchen/Diner

32' 4" x 12' 7"

Double glazed windows to front and side aspect. French doors to rear garden. Part-

tilled/oak flooring. Selection of oak floor and wall kitchen units. 5 Ring gas hob. Extractor fan. Granite worktop. Spotlights. Built-in dishwasher and oven.

### Living Room

23' 3" x 19' 3"

Double glazed window to front aspect. Two sets of double glazed french doors. Spotlights. Oak flooring. Electric fire. Three radiators.

### Landing

Wood laminate flooring. Velux window to side aspect. Spotlights.

### Bedroom 1

19' 3" x 14' 7"

Double glazed window to front aspect. Velux to rear aspect. Wood laminate

flooring. Two radiators. Built-in wardrobes. Spotlights.

### En Suite

Shower over bath. Double glazed window to front aspect. Spotlights. Low level W/C. Wash hand-basin tiled floor. Heated towel rail.

### Bedroom 2

12' 7" x 11' 3"

Double glazed window to front aspect. Velux to side aspect. Wood laminate flooring. Radiator. Built-in wardrobes. Spotlights. Eaves storage.

### Bedroom 3

9' 9" x 9'

Velux to rear aspect. Radiator. Wood laminate flooring. Spotlights.



#### **Bedroom 4**

*11' 10" x 6'*

Velux to rear aspect. Radiator. Wood laminate flooring. Spotlights.

#### **Bathroom**

Velux to side aspect. Whirlpool bath. Towel rail. Low level W/C. Shower cubicle. Tiled floor. Spotlights.

#### **Rear Garden**

Lawn. Enclosed wall and fence. With side access. Covered path area. Storage to side.

#### **Parking**

Driveway parking with space for two cars.

#### **Outbuilding**

*15' 4" x 7' 5"*

Light and power. Double glazed window.





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



# Bankside,<sup>Headington</sup>

Located within the highly sought after area of Headington, a well presented individual four-bedroom detached family home. Two substantial ground floor rooms, ensuite to master and the quiet cul-de-sac location are key points to note. Call now to view this lovely family home on 01865 763501.

Price

**£725,000**

Tenure: Freehold

EPC Rating: C

**Connells** SIGNATURE

To view this property please contact us on

**01865 763 501**

or email [headington@connells.co.uk](mailto:headington@connells.co.uk)

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

[CONNELLS.CO.UK](http://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.

