



Cherwell Drive, Marston

Connells SIGNATURE



Cherwell Drive, Marston

Situated within The Cherwell School catchment area is this four-bedroom four reception room semi detached house, boasting extended and flexible accommodation over two floors with excellent access to the John Radcliffe Hospital in less than 0.5 mile and regular bus routes to the City Centre.

In brief the property comprises a spacious entrance hall, study, sitting room, family room, double glazed conservatory, and the large kitchen/diner with a separate utility room off. Upon the first floor there are four bedrooms, an ensuite to one of the bedrooms with the main family bathroom serving the remaining three bedrooms. Externally there is off road parking to the front, the rear garden is primarily laid to lawn with a decked area and is full

enclosed with fencing. A generous house with ample space for a large family. Call now to view.

Entrance Hall

Stairs to first floor, wood laminate flooring, radiator.

Study

8' 10" x 7' 1"

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

Sitting Room

17' 9" x 11' 7"

Double glazed window to the front aspect, oak flooring, radiator, coved ceiling, TV point.

Family Room

13' 5" x 7' 5"

Velux window, wood laminate flooring, radiator.

Kitchen/Diner

18' 1" x 16' 10"

Double glazed window to the rear aspect, fitted with a large selection of floor and wall units, ample worktop space with inset sink unit. Two radiators, tiled floor, spotlights, door to conservatory.

Conservatory

12' 8" x 8' 10"

Double glazed windows to the side and rear aspects, wood flooring, french doors to the rear garden.

Utility Room

7' 2" x 6' 10"

Door and glazed window to the rear aspect, space and plumbing for a washing machine and tumble dryer, gas boiler, tiled floor.

Cloakroom

Low level WC, radiator, wash hand basin, extractor fan.

Landing

Loft access

Bedroom 1

10' 9" x 6' 2"

Double glazed window to the rear aspect, radiator.



En-Suite Bathroom

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

Bedroom 2.

17' 1" x 9' 5"

Double glazed window to the rear aspect, radiator.

Bedroom 3.

11' 9" x 10' 1"

Double glazed window to the front aspect, radiator.

Bedroom 4.

10' 2" x 6' 8"

Double glazed window to the front aspect, radiator.

Family Shower Room

Double glazed window to the front aspect, suite comprising a low level WC, vanity wash hand basin, and separate shower cubicle. Towel rail and spotlights.





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

Cherwell Drive, Marston

Ideally located in the heart of Marston is this four-bedroom semi-detached family home which has been extended by the present owners to provide generous living accommodation over two floors. The property lies within the catchment area for The Cherwell School an 'outstanding' Ofsted school.

Price

£650,000

Tenure: Freehold

EPC Rating: D

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.

