



Cherwell Drive, Marston

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

# Cherwell Drive,<sup>Marston</sup>

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.

Offers In Excess Of

## £625,000

Tenure: Freehold

EPC Rating: D

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