



London Road, Headington

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## London Road, Headington

London Road offers excellent access to Headington's array of amenities as well as excellent bus routes into Oxford, London, and Heathrow/Gatwick airports. A selection of shops, cafes, supermarkets and the new tennis courts are all within a 5-minute walk.

In brief the accommodation comprises, entrance hall, sitting room, dining room, large L-shaped kitchen/diner with access to the garden, the bathroom and bedroom four/family room complete the lower level. Upon the first floor are the three further bedrooms and the cloakroom.

Externally there is off road parking to the front with gated side access leading to the large rear garden being majority laid to

lawn with a selection of mature trees and shrubs. The garden would be ideal for those wanting a veg patch to 'grow your own'. A generous house in an ideal location in need of some cosmetic updating. Call now to view.

### **Entrance Hall**

Stairs to first floor

### **Sitting Room**

15' 4" x 10' 11"

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

### **Dining Room**

11' 11" x 9' 9"

Double glazed window to the front aspect, radiator.

### **Bedroom 4/Family Room**

13' x 10' 6"

Double glazed French doors to the rear garden, radiator.

### **Kitchen**

16' x 16' 5"

An L-shaped room with a double glazed aspect to the rear and glazed door to the rear garden. The kitchen is fitted with a selection of floor and wall units, inset sink unit, built in oven and hob, space and plumbing for a washing machine, tiled floor, radiator, breakfast bar.

### **Rear Lobby**

Tiled floor, storage cupboard, additional cupboard housing a wall mounted gas boiler.

### **Ground Floor Bathroom**

Double glazed window to the side aspect, suite comprising a low level WC, wash hand basin, bath. Tiled floor and a radiator.

### **Landing**

Double glazed window to the rear aspect, radiator, loft access

### **Bedroom 1.**

15' 6" x 11' 1"

Double glazed window to the front aspect, radiator.

### **Bedroom 2.**

9' 11" x 9' 11"

Double glazed window to the front aspect, radiator.





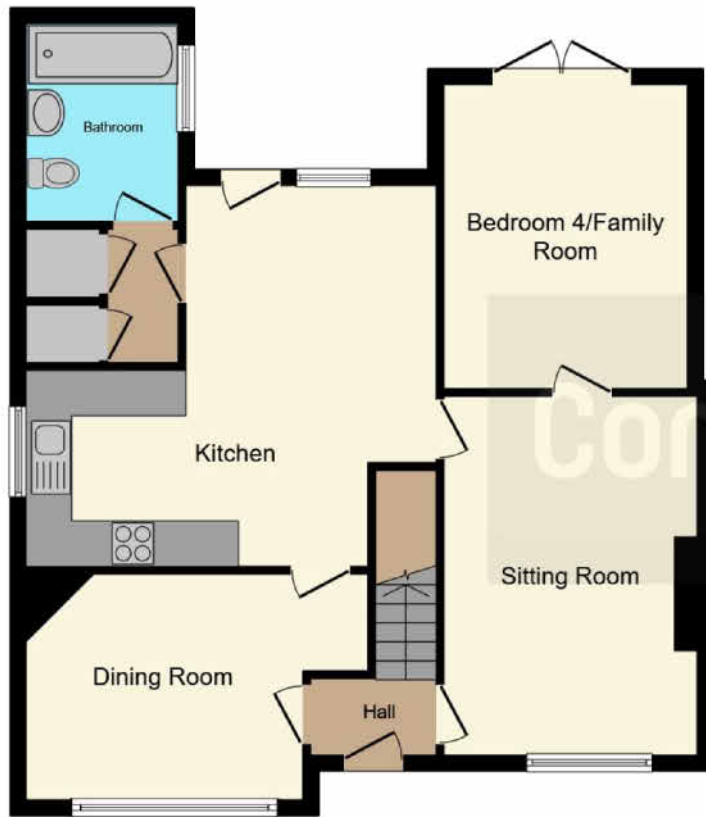
### **Bedroom 3**

*10' x 8' 6"*

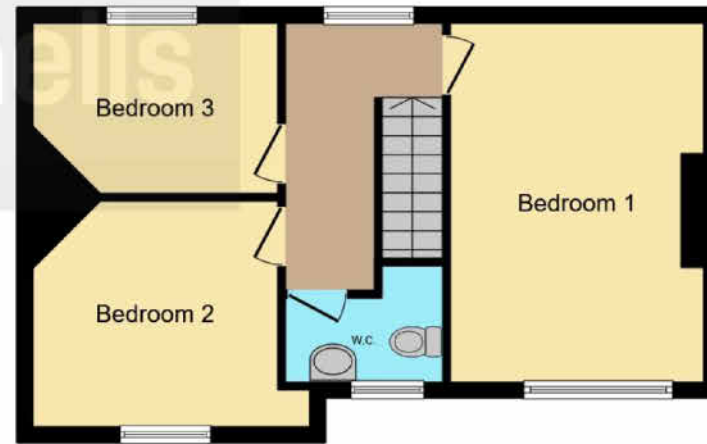
Double glazed window to the rear aspect,  
radiator.

### **W/C**

Double glazed window to the front aspect,  
Low level WC, wash hand basin, tiled floor,  
half tiled walls.



**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)

# London Road, Headington

Situated within a matter of minutes from central Headington is this vastly extended semi detached house boasting four bedrooms and two separate reception rooms. The house would ideally suit a family in need of space with off road parking and a large mature rear garden.

Price

**£575,000**

Tenure: Freehold

EPC Rating: D

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To view this property please contact us on

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