



Cranley Road, Headington

**Connells** SIGNATURE





## Cranley Road, Headington

A well-proportioned three-bedroom semi-detached house in an ideal location close to the ring road in Barton. This property is only a six-minute drive from central Headington with an abundance of shops, restaurants and cafes, within close proximity to the hospitals and ideal public transport connections to the city centre. This would be an ideal family home or would make a great investment property.

As you enter there is an entrance hall with a door leading to the Lounge, Kitchen and access to under-stairs storage. The Lounge is neat and modern with a partition wall opening the space into the dining room. The dining room is full of natural light from the large window overlooking the Rear Garden as well as the Lounge window carrying light through. Upon the first floor

are the three bedrooms and family bathroom. Externally off-road parking with covered side entrance leading to the large and enclosed rear garden. An ideal first time purchase in this established area of Headington.

Please note that in conjunction with the Local Authority, the property has undergone an upgraded external wall system (EWS) in 2014 to improve the Energy Performance.

### Entrance Hall

Wood laminate flooring. Radiator. Stairs to first level floor. Under-stairs storage.

### Lounge

13' 10" x 12' 1"

Double glazed window to front aspect. Dado rails. TV Point. Wood laminate flooring. Radiator. Picture rails.

### Dining Room

10' 4" x 8' 7"

Double glazed window to rear aspect. Dado rails. Picture rails. Wood laminate flooring. Radiator.

### Kitchen

10' 4" x 8' 7"

Double glazed window to rear aspect. Floor and wall units. Wall-mounted gas boiler. Space for oven. Door to side. Wood laminate flooring.

### Landing

Double glazed window to side aspect. Loft access.

### Bedroom 1

13' 6" x 12' 5"

Double glazed window to front aspect. Army cupboard. Built-in wardrobe. Picture rails. Radiator.

### Bedroom 2

13' 7" x 8' 8"

Double glazed window to rear aspect. Picture rails. Built-in wardrobe. Radiator.

### Bedroom 3

8' 7" x 9' 1"

Double glazed window to front aspect. Picture rails. Radiator.









### **Bathroom**

Double glazed window to rear aspect.  
Shower over bath. Low level WC. Wash hand basin. Radiator.

### **Gardens**

Front and Rear gardens. Rear Garden includes large lawn and fruit trees.

### **Parking**

Driveway. Dropped kerb.



**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)

# Cranley Road, Headington

A Three-bedroom semi-detached home with a substantially large garden. Ideally located near the ring road in Barton, close to Headington. This well-presented property has three bedrooms and is sold with no onward chain

Price

**£375,000**

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.

