



Woodlands Road, Headington

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## Woodlands Road, Headington

A recently renovated chalet style detached family home boasting nearly 2,000 sq. ft of accommodation with the added benefit of a detached self-contained annexe. Situated on Woodlands Road, a very popular location offering excellent access to the nearby hospitals and excellent schooling.

In brief the property comprises the following, entrance hall, spacious living room with a bay window to the front aspect, dining room with French doors to the garden, Kitchen #1 (the larger of the two kitchens), cloakroom, kitchen #2, ground floor bathroom and bedrooms 2 and 3 both, being doubles.

Upon the first floor are three further double bedrooms with the master benefiting from an en suite shower room, the family

bathroom serves bedrooms 4 and 5. The house sits on a generous mature corner plot with a detached annexe at the foot of the garden, this could be an ideal granny annexe, home office or a rental providing a 2nd income.

### Entrance Hall

Double glazed window to the front aspect. Two electric heaters. Stairs to first floor.

### Living Room

22' 9" x 12'

Double glazed bay window to the front aspect. Wood laminate flooring. Wall Lights. Radiator. TV point. Feature fireplace.

### Kitchen 1

9' 4" x 8' 11"

Double glazed window to the rear aspect. Door to the rear aspect. Floor and wall units. Twin sink unit. Large storage cupboard. Wood laminate flooring. Gas hob with extractor over. Built-in oven. Spotlights.

### Dining Room

11' 10" x 11' 1"

Double glazed window to the front aspect. Wood laminate flooring. French doors to the rear garden.

### Kitchen 2

12' 2" x 11' 7"

Double glazed window to the rear aspect. Floor and wall high gloss units. Inset sink unit. Gas hob. Built-in oven. Space for washing machine and dishwasher. Radiator. Extractor oven. Spotlights.

### Bedroom 2

13' x 12' 8"

Double glazed bay window to the side aspect. Wood laminate flooring. Radiator.

### Bedroom 3

12' 1" x 10' 11"

Double glazed window to the front and side aspects. Radiator. Wood laminate flooring. Built-in wardrobe.



### **Bathroom**

Double glazed window to the rear aspect. Towel rail. Vanity wash hand basin. Shower over bath.

### **Cloakroom**

Double glazed window to the rear aspect. Low level WC. Wash hand basin. Towel rail.

### **Landing**

Double glazed velux window to front aspect. Spotlights.

### **Bedroom 1**

14' 10" x 10' 1"

Double glazed window to the front aspect. Radiator. Wood laminate flooring. Eaves storage. Restricted headroom.

### **En Suite**

Double glazed window to the rear aspect. Low level WC. Shower cubicle. Vanity wash hand basin.

### **Bedroom 4**

17' 5" x 16' 10"

Double glazed windows to the front and rear aspect. Radiator. Wood laminate flooring. Eaves storage. Restricted headroom.

### **Bedroom 5**

11' x 9' 4"

Double glazed window to the front aspect. Wood laminate flooring. Radiator. Eaves storage. Restricted headroom.

### **Bathroom**

Double glazed window to the rear aspect. Vanity wash hand basin. Spotlights. Low level WC. Bath. Towel rail.

### **Annexe**

17' 5" x 15' 1"

Double glazed window to the front and rear aspects. Open plan kitchen/Living room/Bedroom area and separate Shower room with a double glazed window to the rear aspect and a low level WC, Wash hand basin and shower cubicle.

### **Front Garden**

Corner plot. Mature Trees and shrubs. Lawn. Patio.

### **Rear Garden**







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# Woodlands Road, Headington

An individual detached family home located within one of Headington's most sought after locations, with the benefit of five double bedrooms, three bath/shower rooms, a corner plot and detached annexe, which could be ideal for a family member, home office or even rented out to create a 2nd income.

Price

**£985,000**

Tenure: Freehold

EPC Rating: D

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