



Pauling Road, Headington

Connells

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Pauling Road, Headington

Located within the heart of the established Wood Farm area of Oxford, this three-bedroom semi-detached home for sale in excellent order offering ideal access to many nearby shops and bus routes, all within a 10 minute walk.

In brief the property comprises entrance hall, living room and the refitted kitchen/diner which spans the full width of the house with direct access onto the garden. The utility and cloakroom complete the lower level.

The first floor provides three well-proportioned bedrooms and the beautifully refitted family bathroom. Externally there's ample on street permit parking to the front with gated side access leading to the large and enclosed rear

garden which is majority laid to lawn with two decked areas. A lovely family home in a popular residential location.

Enclosed Porch

Tiled Floor

Entrance Hall

Stairs to the first floor. Tiled floor. Radiator.

Cloakroom

Low-level WC

Reception Room

13' x 3" x 12' 8"

Double glazed window to the front aspect. Electric fireplace. Wood laminate flooring. Coved ceiling. Radiator. TV Point.

Kitchen/Dining room

19' 5" x 11' 1"

Double glazed window to the rear aspect. French doors to the garden. Floor and wall units. Wood laminate flooring. Belfast sink unit. Spotlights. Breakfast bar. Two radiators. Gas range cooker.

Utility Room

9' 2" x 4' 8"

Double glazed french doors to the side aspect. Space and plumbing for washing machine and tumble dryer. Sink unit. Wood laminate flooring.

Landing

Double glazed window to the side aspect. Stripped wood floor. Loft access with ladder to the fully boarded loft space.

Bedroom 1

11' 7" x 10' 11"

Double glazed window to the front aspect. Radiator. Built-in wardrobe.

Bedroom 2

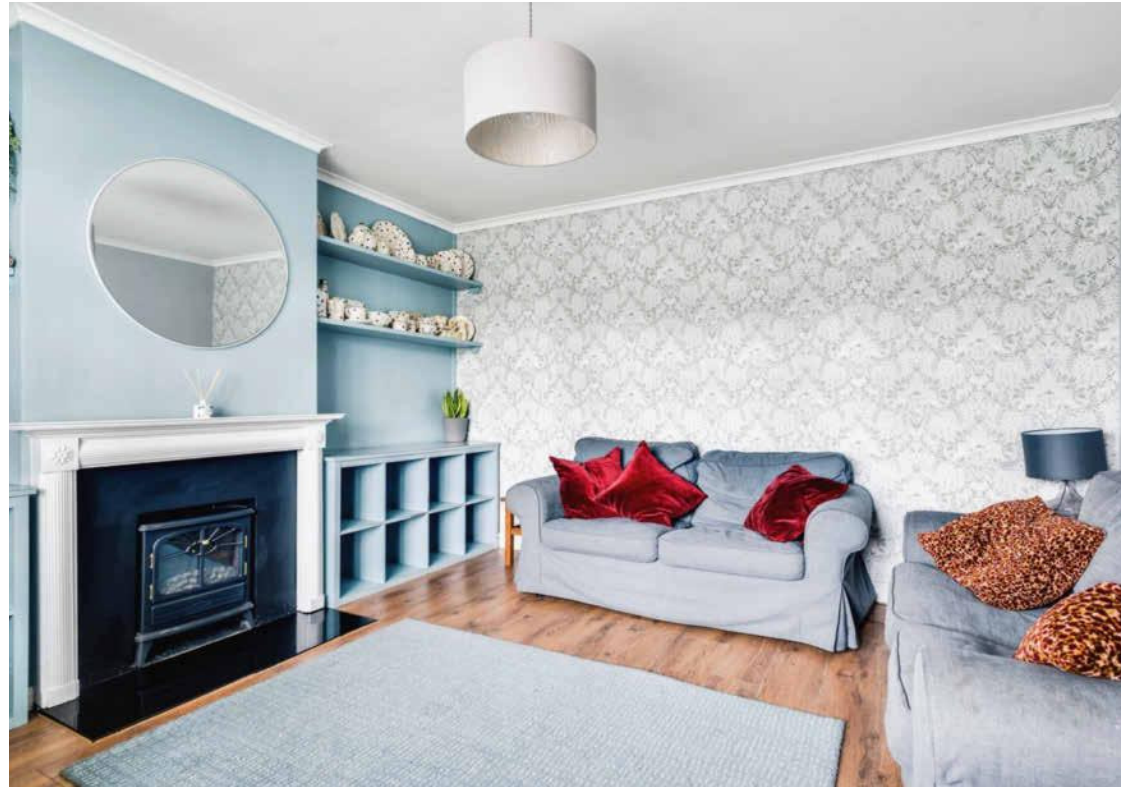
12' x 11' 3"

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

Bedroom 3

8' 4" x 8' 3"

Double glazed window to the front aspect. Radiator.



Bathroom

Double glazed window to the side aspect.
Low-level WC. Vanity wash hand basin.
Wood laminate flooring. Shower over bath.
Towel rail. Airing cupboard housing gas boiler.

Front Garden

Rear Garden

Lawn. Two Decked areas. Patio with a pergola.





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

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A well-presented three-bedroom semi-detached house offered for sale in excellent decorative order, features to note include a stunning open plan kitchen/diner and the refitted family bathroom. The property is well located for local amenities, excellent bus routes and for access to both hospitals.

Price

£440,000

Tenure: Freehold

EPC Rating: D

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To view this property please contact us on

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