



Cherwell Drive, Marston

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## Cherwell Drive, Marston

Cherwell Drive is an enviable location situated within easy walking distance of many nearby amenities as well as the John Radcliffe Hospital and is within catchment for Cherwell School.

In brief the property comprises an enclosed porch, entrance hall, bay fronted sitting room, open planning extended dining room, the galley style kitchen and rear lobby complete the lower level. Upon the first floor are the three bedrooms, wet room style shower room with an adjacent WC.

Externally there is a well maintained garden to the front with a large driveway providing off road parking for up to four cars. The rear garden is majority laid to lawn with a shed and an ideal area for a

vegetable patch.

'The sale of this Property is subject to Grant of Probate. Please seek an update from the Branch with regards to the potential time frames involved.'

Call early to avoid disappointment on 01865 763 501

### Enclosed Porch

Double glazed, tiled floor

### Entrance Hall

Parquet flooring, stairs to first floor, radiator.

### Sitting Room

14' 1" x 10'

Double glazed window to the front aspect, TV point, radiator, gas fire

### Dining Room

20' 3" x 10'

Double glazed window to the rear aspect, Wood laminate flooring, radiator, electric fire.

### Kitchen

10' 1" x 6' 10"

Double glazed window to the side aspect, fitted with a selection of floor and wall units, twin sink unit. space for cooker, space and plumbing for a washing machine.

### Rear Lobby

Double glazed windows to the rear and side aspects, door to the rear garden.

### First Floor Landing

Double glazed window to the side aspect, loft access.

### Bedroom 1.

14' 1" x 7' 9"

Double glazed window to the front aspect, built in wardrobes, radiator.

### Bedroom 2.

13' 2" x 9' 11"

Double glazed window to the rear aspect, built in overhead storage

### Bedroom 3.

8' 5" x 7'

Double glazed window to the front aspect, built in wardrobe, radiator.

### Shower Room

Wet room, walk in shower, vanity wash hand basin, towel rail, tiled walls.









### **W.C**

Double glazed to side aspect, low level WC

### **Front Garden**

lawn, trees and shrubs, ample off road parking for up to four cars

### **Rear Garden**

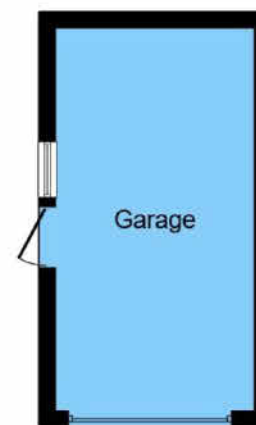
Generous lawn area, total size approx. ' 58' x 16' two sheds, enclosed by panel fencing. Detached garage.



**Ground Floor**



**First Floor**



**Garage**

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, Marston

Ideally located in the heart of Marston is this three-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 which maintains an 'outstanding' Ofsted.

Price

**£550,000**

EPC Rating: D

Council Tax Band: D

Tenure: Freehold

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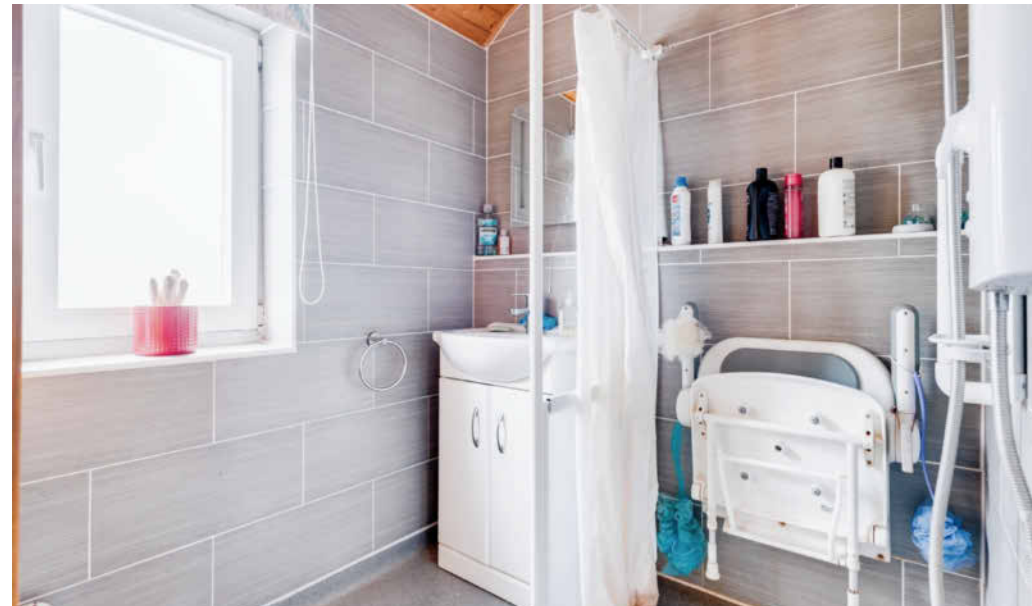
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**01865 763 501**

or email [headington@connells.co.uk](mailto:headington@connells.co.uk)

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