



Gipsy Lane, Headington

Connells

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## Gipsy Lane, Headington

Offered for sale with no onward chain is this superbly appointed three double bedroom house, the property has been enlarged and updated by the present owner in 2024 resulting in a lovely family home.

In brief the accommodation comprises an entrance hall, large dual aspect open plan living/dining room which provides direct access to the rear garden. The modern fitted kitchen completes the ground floor. The first-floor hosts bedrooms two and three and the updated shower room. The master bedroom and ensuite shower room located on the 2nd floor complete the internal accommodation. Externally the house offers off road driveway parking access via Grays Road and the enclosed corner plot rear garden. A great house in a fantastic location.

### Entrance Hall

Double glazed window to the side aspect, stairs to first floor, radiator.

### Living/Dining Room

24' 8" x 10' 11"

Double glazed window to the front aspect, two radiators, solid wood flooring, an array of storage and bookshelves, French doors to the rear garden.

### Kitchen

12' 9" x 7'

Double glazed window to the rear aspect, fitted with a selection of floor and wall units, built in oven and extractor, space and plumbing for a washing machine, wall mounted gas boiler, door to rear garden.

### First Floor Landing

Double glazed window to the side aspect, stairs to the 2nd floor

### Bedroom 2.

12' 5" x 9' 2"

Double glazed window to the front aspect, radiator, picture rails, walk in wardrobe.

### Bedroom 3.

10' 9" x 9' 1"

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

### Shower Room

Refitted suite comprising a low level WC, vanity wash hand basin and a shower cubicle. Tiled floor, towel rail, part tiled walls.

### Second Floor Landing

Eaves storage, Velux window to the front.

### Bedroom 1.

12' 4" x 9' 7"

Double glazed window to the rear aspect, radiator, spotlights.

### Ensuite Shower Room

Velux window to the front aspect, suite comprising a low level WC, vanity wash hand basin and a shower cubicle. Tiled floor, towel rail, spotlights.

### Driveway Parking

For one car

### Rear Garden

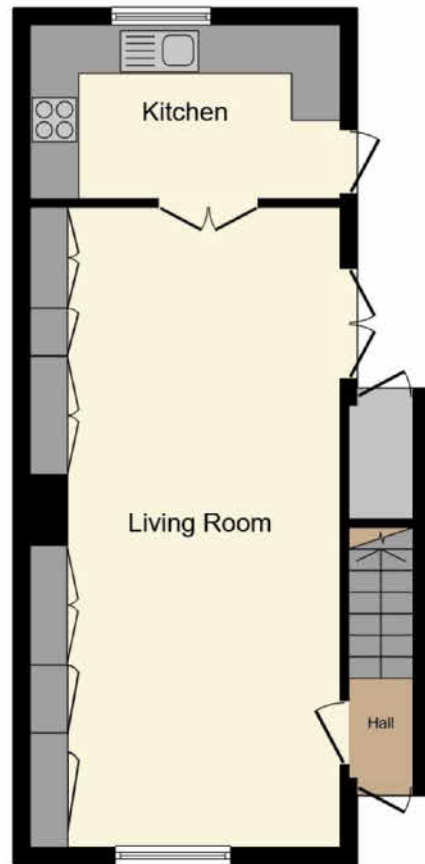
Fully enclosed by fencing, an area of lawn with trees and shrubs.







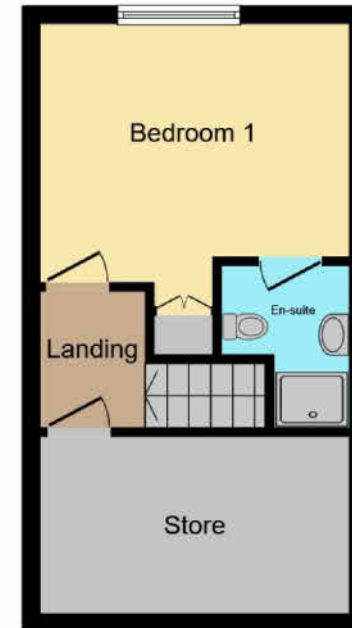




**Ground Floor**



**First Floor**



**Second 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)

# Gipsy Lane,<sup>Headington</sup>

A superbly presented three-bedroom end of terrace house ideally located within easy walking distance of Brookes University and the many local hospitals. Features to note include an ensuite to the master and a stunning 24'8 x 10'11 reception room.

Offers In Excess Of

**£525,000**

EPC Rating: D

Council Tax Band: E

Tenure: Freehold

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