



Merewood Avenue, Headington

Connells

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## Merewood Avenue, Headington

Sandhills is well placed providing access to Oxford as well as the M40 and A34. Thornhill Park and Ride has services into London Victoria, Heathrow and Gatwick. Both Oxford and Haddenham Parkway have routes to London Marylebone.

Merewood Avenue is located within 1.1 miles of central Headington which benefits from a substantial range of shops (both chain and independent), restaurants and transport links in and out of the city. There is a regular bus service to London and the airports as well as to the town centre. Additionally you have excellent access to several major research hospitals, Brookes University and some well regarded schools. This excellent property offers ample living accommodation across two floors. The accommodation in brief comprises of a

spacious lounge, kitchen/diner, family shower room and two double bedrooms. Externally the property benefits from a front and rear garden in addition to driveway parking and a detached garage.

### **Lounge**

*11' 9" x 11' 2"*

### **Kitchen/Diner**

*17' x 11' 7"*

### **Bedroom 1**

*11' 2" x 9' 4"*

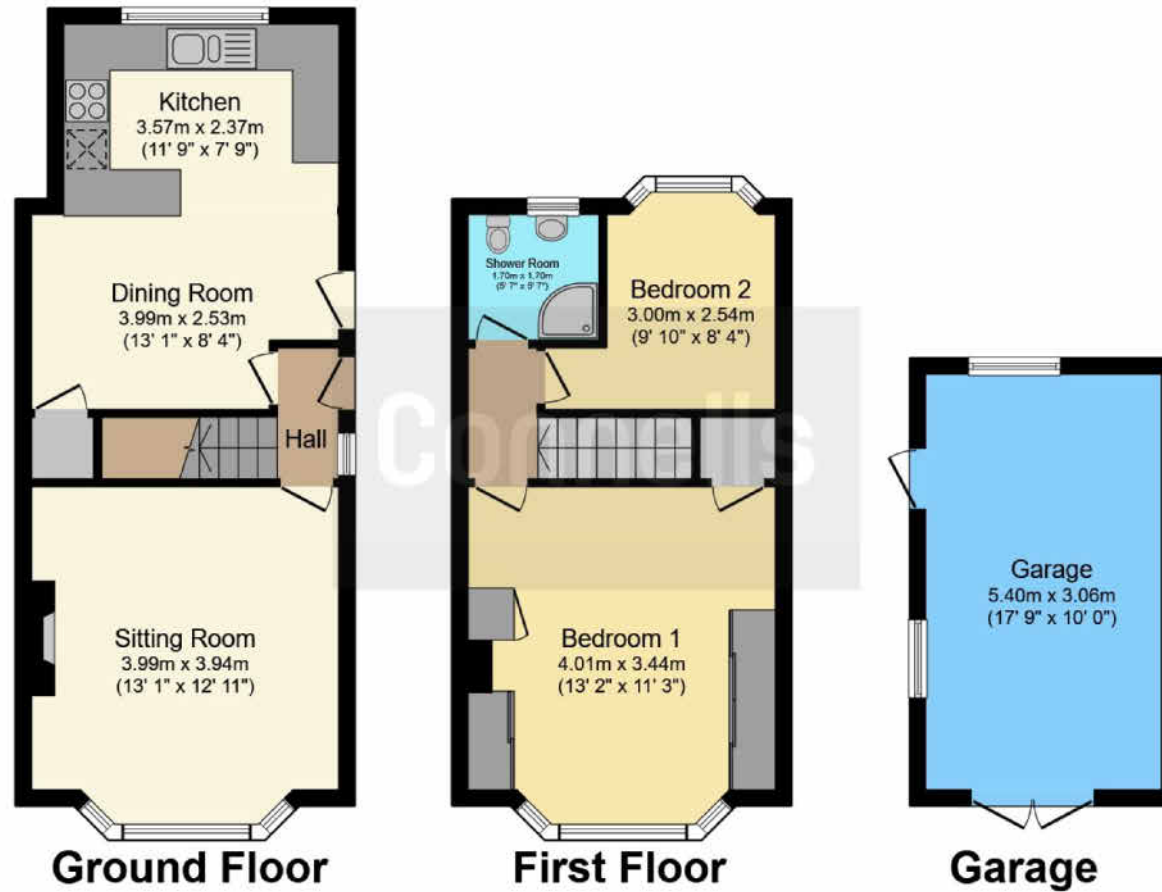
### **Bedroom 2**

*8' 2" x 7' 3"*









Total floor area 87.4 m<sup>2</sup> (941 sq.ft.) approx

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)

# Merewood Avenue, Headington

Situated within the heart of Merewood Avenue, this well-presented home offers a perfect blend of comfort and convenience. Featuring a spacious lounge, kitchen/diner, two bedrooms and a family shower room. This property would be perfect for first time buyers, young families or investors alike.

Offers in excess of

**£430,000**

EPC Rating: D

Council Tax Band: C

Tenure: Freehold

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To view this property please contact us on

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