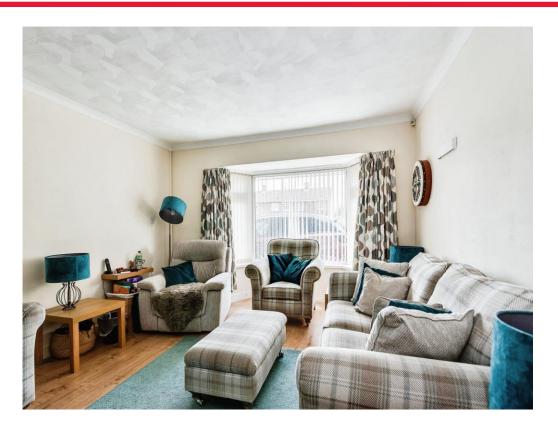


Connells

Kestrel Crescent Oxford

Kestrel Crescent Oxford OX4 6DY







Property Description

The property has been double storey extended to the side and single storey extended to the rear offering approximately 1784 sq feet of accommodation. The ground floor accommodation comprises of a separate sitting room, a kitchen/dining room which extends 21'2 x 19'1 with French doors opening out into the rear garden. A garage/utility room is accessed integrally via the kitchen and is complete with electrics with access to a bedroom and shower room.

The first floor accommodation comprises four well-proportioned bedrooms including a 16'4 x 9'10 master en-suite bedroom along with a separate family bathroom.

Further benefits include, driveway parking for multiple vehicles to the front, a north-west facing rear garden which consists of a patio area and a garden office/store.

Sitting Room

13' 2" max x 12' 8" max (4.01m max x 3.86m max)

Kitchen/Dining Room

21' 2" max x 19' 1" max (6.45 m max x 5.82 m max)

Bedroom 1

16' 4" max x 9' 10" max (4.98m max x 3.00m max)

Bedroom 2

9' 11" max x 9' 11" max (3.02m max x 3.02m max)

Bedroom 3

11' 3" max x 10' 10" max (3.43m max x 3.30m max)

Bedroom 4

10' 10" max x 10' 3" max (3.30m max x 3.12m max)

Bedroom 5

8' 3" max x 7' 9" max (2.51m max x 2.36m max)

Garage/utility Room

16' 11" max x 9' 11" max (5.16m max x 3.02m max)

Office/Store

19' 6" max x 11' 1" max (5.94m max x 3.38m max)



















This floorplan is for illustrative purposes only and is not drawn to scale. Measurements, floor-areas, openings and orientations are approximate. They should not be relied upon for any purpose and do not form any part of an agreement. No liability is taken for any error or mis-statement. All parties must rely on their own inspections.

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EPC Rating: C

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^{1.} MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures, fittings or services and it is in the buyers interest to check the working condition of any appliances.

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