



Connells

Kestrel Crescent
Oxford



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.

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)

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 (6.45m max x 5.82m 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)









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

view this property online connells.co.uk/Property/COW309585

Tenure: Freehold



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