



Connells

Lytton Road
Oxford



Property Description

A porch leads to the entrance hall, which provides access to a separate bay-fronted sitting room. From the sitting room, you enter the extended kitchen/diner, which has a door leading out to the rear garden. Additionally, the ground floor includes a wet room/WC accessible from the kitchen.

Stairs lead to the first floor, which comprises three bedrooms.

Externally, there is a garden at the front and a good-sized garden at the rear with a patio area and lawn. The property also features a garage.

Florence Park is a vibrant area known for its large, picturesque park, which offers a community centre and various recreational facilities such as tennis courts, a mini-golf course, and a children's playground. The area is well-connected to Oxford city centre and Cowley centre and boasts a strong sense of community, with local shops, schools, and public transport options readily available.

Wet room, WC & Basin

Lounge

13' 10" max x 11' 7" max (4.22m max x 3.53m max)

Dining Room

11' max x 7' 9" max (3.35m max x 2.36m max)

Bedroom 1

10' 2" max x 17' 2" max (3.10m max x 5.23m max)

Bedroom 2

9' 10" max x 17' 2" max (3.00m max x 5.23m max)

Bedroom 3

7' 1" max x 7' 1" max (2.16m max x 2.16m max)

Kitchen/Dining

17' 3" max x 11' 7" max (5.26m max x 3.53m max)

Bathroom

7' 5" max x 5' 7" max (2.26m max x 1.70m max)





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

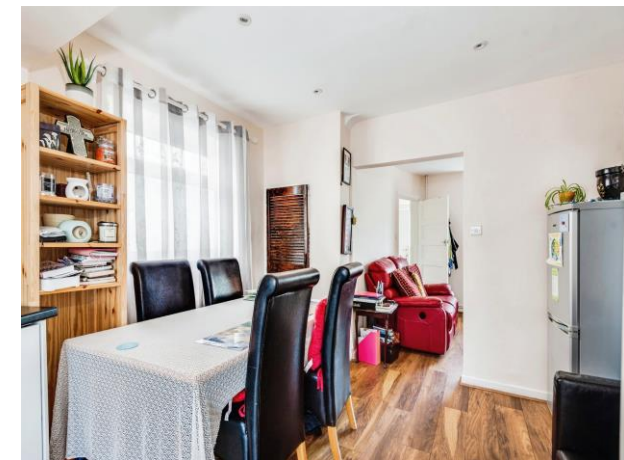
To view this property please contact Connells on

T 01865 748 448
E cowley@connells.co.uk

60 Between Towns Road
 OXFORD OX4 3LR

EPC Rating: E

view this property online connells.co.uk/Property/COW309789



Tenure: Freehold



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.

Connells Residential is registered in England and Wales under company number 1489613, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.

See all our properties at www.connells.co.uk | www.rightmove.co.uk | www.zoopla.co.uk

Property Ref: COW309789 - 0009