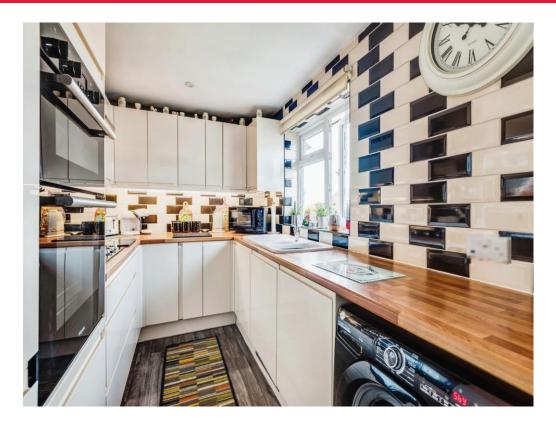


Connells

Elm Drive Garsington Oxford

Elm Drive Garsington Oxford OX44 9AH







Property Description

The property includes a porch leading to an entrance hall, which provides access to three bedrooms, a bathroom, a lounge/diner and the kitchen. The conservatory, accessed from both the lounge/diner and the kitchen, overlooks and leads into the garden.

Externally, the bungalow offers driveway parking at the front and a garage that has been converted into a storage room/workshop. The well-presented garden includes a covered sitting area with scenic views of Oxford city.

Garsington is a village located just a few miles southeast of Oxford. It offers easy access to local amenities, including shops, schools, and public transport, and is within close proximity to the Oxford Business Parks, the BMW Mini Plant and the M40, providing good transport links to London and surrounding areas.

Lounge

17' 5" max x 11' 11" max (5.31m max x 3.63m max)

Kitchen

14' 7" max x 6' 11" max (4.45m max x 2.11m max)

Utility Room/Store

17' 5" max x 8' 1" max (5.31m max x 2.46m max)

Conservatory

15' 11" max x 8' 11" max (4.85m max x 2.72m max)

Bedroom 1

11' 5" max x 10' 3" max (3.48m max x 3.12m max)

Bedroom 2

9' 6" max x 8' 9" max (2.90m max x 2.67m max)

Bedroom 3

9' 7" max x 7' 3" max (2.92m max x 2.21m 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

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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.

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