



Connells

Burton Place
Oxford

Burton Place
Oxford OX4 2RQ

for sale offers in excess of
£385,000



Property Description

The property is accessed via a porch leading into the lounge, which has been extended to the front, creating a box bay window and an additional side window, allowing for plenty of natural light. The kitchen/diner is located off the lounge and opens into a conservatory that overlooks the rear garden.

Stairs from the lounge lead to the first floor, where there are two bedrooms, one of which includes a built-in cupboard, and a bathroom.

Externally, the property benefits from ample driveway parking and a generous, low-maintenance rear garden featuring a patio, mature trees, shrubs and a garden shed.

The property has previously had approved planning permission for a single-storey side and rear extension, offering further potential for new owners, subject to planning approval.

Hollow Way is a well-connected area offering convenient access to both Cowley and Headington, with nearby bus routes providing direct links to Oxford city centre and the John Radcliffe Hospital. The location is close to a range of local amenities, including Cowley Centre/Templars Square Shopping Centre, supermarkets, gyms, restaurants, and cafés. It is also ideally situated near Oxford Brookes University and Oxford University hospitals, including the John Radcliffe and Churchill hospitals. The property is within easy reach of the BMW Mini Plant, Oxford Business Parks and the Oxford Science Park.



Lounge
18' 9" max x 12' 4" max (5.71m max x 3.76m max)

Kitchen/Diner
9' 4" max x 10' 3" max (2.84m max x 3.12m max)

Bedroom 1
8' 7" max x 12' 7" max (2.62m max x 3.84m max)

Bedroom 2
8' 4" max x 11' 1" max (2.54m max x 3.38m max)

Conservatory
8' 1" max x 6' 6" max (2.46m max x 1.98m 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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EPC Rating: C Council Tax
 Band: C

view this property online connells.co.uk/Property/COW309454



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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