



Connells

Spruce Gardens
Oxford



Property Description

The property is entered via a hallway, which provides access to a kitchen at the front and an open-plan living room/diner at the rear. The living room/diner leads into a conservatory with access to the rear garden. Also on the ground floor is a WC and a shower room.

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

Externally, the property features driveway parking to the front and a low-maintenance south-facing garden to the rear, with gated side access.

Greater Leys is a residential area located to the southeast of Oxford, offering convenient access to key employment hubs such as the BMW Mini Plant and the Oxford Science Park. The area benefits from a range of local amenities, including supermarkets, schools, healthcare facilities and leisure facilities. Well-served by public transport, Greater Leys provides regular bus routes into Oxford city centre and surrounding areas. Additionally, its proximity to the Eastern Bypass allows for easy access to major road networks, making it an ideal location for commuters.



Living Room/Diner

14' max x 14' 9" max (4.27m max x 4.50m max)

Kitchen

9' 5" max x 7' 7" max (2.87m max x 2.31m max)

Bedroom 1

11' 1" max x 8' 2" max (3.38m max x 2.49m max)

Bedroom 2

12' 6" max x 8' 3" max (3.81m max x 2.51m max)

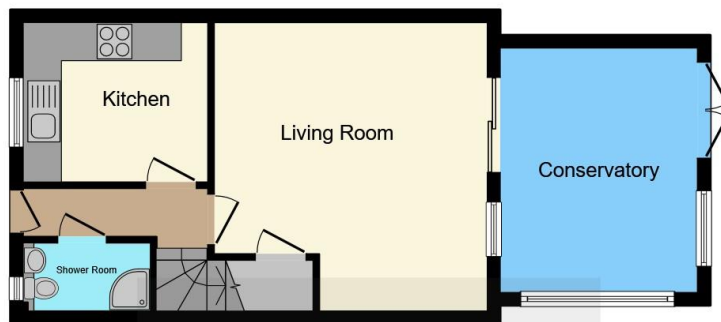
Bedroom 3

8' max x 6' 4" max (2.44m max x 1.93m max)

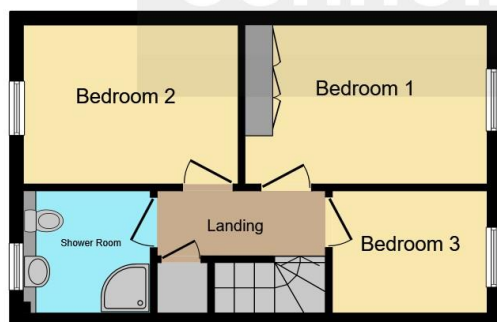
Conservatory

10' 4" max x 12' 5" max (3.15m max x 3.78m max)





Ground Floor



First Floor

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: D

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Tenure: Freehold



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