



Connells

Mayfair Road
Oxford

Mayfair Road
Oxford OX4 3SP

for sale offers in excess of
£450,000



Property Description

Upon entering the property, a hallway provides access to a bay-fronted sitting room at the front and a dining room at the rear. Also off the hallway is an extended kitchen/breakfast room, which leads out to the rear garden.

Stairs from the hallway lead to the first floor, where there are three bedrooms, the master bedroom has built-in wardrobes and shelves. There is a separate WC and a family bathroom.

Externally, the property features driveway parking, a front garden, and a south-facing rear garden. The property also benefits from a brand-new roof fitted with a 10-year warranty.

Mayfair Road is located in a well-established residential area in Cowley, Oxford. It is within close proximity to Cowley Centre, which offers a wide range of amenities including supermarkets, retail stores, cafes, banks, health services and a leisure centre. Regular bus services are available close by providing direct routes into Oxford city centre, making it a convenient location for commuters and those needing access to the city centre. Mayfair Road also offers easy access to the Eastern and Southern By-Pass Roads (A4142 and A4074), providing good connectivity to the wider road network including the A34, A40, and M40



Sitting Room

9' 4" x 11' 4" (2.84m x 3.45m)

Dining Room

11' 5" x 10' 1" (3.48m x 3.07m)

Kitchen

16' 10" x 8' 11" (5.13m x 2.72m)

Bedroom One

13' x 8' 2" (3.96m x 2.49m)

Bedroom Two

11' 5" x 10' 2" (3.48m x 3.10m)

Bedroom Three

7' 2" x 6' 8" (2.18m x 2.03m)

Shower Room

5' 5" x 6' 6" (1.65m x 1.98m)

Separate WC

2' 7" x 3' 8" (0.79m x 1.12m)





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: D Council Tax
 Band: C

view this property online connells.co.uk/Property/COW310323

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.

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