



Not for marketing purposes INTERNAL USE ONLY

Kestrel Crescent
Oxford



Property Description

Upon entering the property, you are greeted by a long hallway, with a spacious living room to the right and a well-sized kitchen and dining area to the left. A conveniently located W.C sits between the kitchen and living room. A conservatory at the rear adds valuable additional living space.

On the first floor, the home offers five well-proportioned bedrooms, two of which benefit from built-in cupboards, along with one family bathroom, making it ideal for larger families or shared living arrangements.

Externally, the property features a garden office and an insulated store, providing excellent versatility for working from home or additional storage. Driveway parking is also available to the front.

Notably, the property has had a history of planning approved to be converted into two separate dwellings- one two-bedroom and one-three bedroom.

Kestrel Crescent is situated in Blackbird Leys, a popular residential location offering a range of local amenities including shops, schools and parks. The area benefits from excellent transport links to the City Centre, Templars Square and nearby business hubs such as the Oxford Business Park, Oxford Science Park and BMW Mini Plant.



Living Room

21' 4" x 10' 5" (6.50m x 3.17m)

Dining Room

11' 4" x 10' (3.45m x 3.05m)

Kitchen

10' 11" x 11' 5" (3.33m x 3.48m)

Bedroom One

13' 3" x 10' 4" (4.04m x 3.15m)

Bedroom Two

11' 5" x 9' 9" (3.48m x 2.97m)

Bedroom Three

12' 1" x 10' 10" (3.68m x 3.30m)

Bedroom Four

8' 11" x 9' 4" (2.72m x 2.84m)

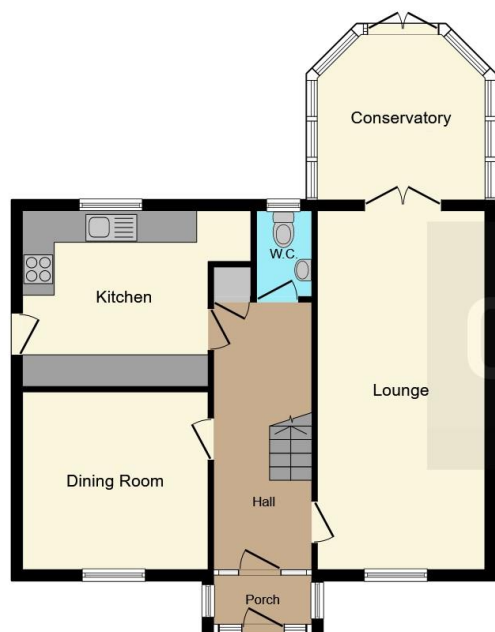
Bedroom Five

6' 9" x 10' 5" (2.06m x 3.17m)

Garden Office

8' 1" x 9' 1" (2.46m x 2.77m)

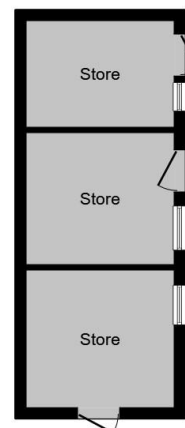




Ground Floor



First Floor



Outbuilding

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