



**Connells**

Kestrel Crescent  
Oxford



### Property Description

On entering the property, there is a hallway with a door leading into the sitting room. The sitting room benefits from French doors that open onto the rear garden. The dining room is accessed from the sitting room and leads through to the kitchen. The kitchen is fitted with units, includes a gas cooker and oven, is plumbed for a washing machine and provides further access to the garden.

Stairs from the hallway lead to the first floor, which comprises three bedrooms, one of which have built-in cupboards, along with a bathroom and a separate WC.

Externally, there is a garden to the front and a garden to the rear consisting of a patio area and lawn. The rear garden also includes a shed with electricity and benefits from gated side and rear access. Driveway parking for multiple vehicles is available.

Blackbird Leys is located to the southeast of Oxford and is well placed for access to major employment hubs, including the BMW Mini Plant, Oxford Science Park, and Oxford Business Park. The nearby Cowley Retail Park provides a range of shops and services, while the area also benefits from a local leisure centre offering sports and fitness facilities. Regular bus services run through Cowley Centre, providing direct connections into Oxford city centre, making the location convenient for both work and leisure.

**Sitting Room**

15' max x 12' 7" max ( 4.57m max x 3.84m max )

**Dining Room**

8' 5" max x 11' 10" max ( 2.57m max x 3.61m max )

**Kitchen**

8' 11" max x 9' 10" max ( 2.72m max x 3.00m max )

**Bedroom 1**

12' 4" max x 11' 11" max ( 3.76m max x 3.63m max )

**Bedroom 2**

10' 8" max x 9' 4" max ( 3.25m max x 2.84m max )

**Bedroom 3**

9' 2" max x 5' 9" max ( 2.79m max x 1.75m max )





To view this property please contact Connells on

**T 01865 748 448**  
**E cowley@connells.co.uk**

60 Between Towns Road  
OXFORD OX4 3LR

EPC Rating: D    Council Tax  
Band: C

view this property online [connells.co.uk/Property/COW310723](http://connells.co.uk/Property/COW310723)

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.

**See all our properties at [www.connells.co.uk](http://www.connells.co.uk) | [www.rightmove.co.uk](http://www.rightmove.co.uk) | [www.zoopla.co.uk](http://www.zoopla.co.uk)**

Property Ref: COW310723 - 0004