



**Fern Hill Road, Oxford OX4 2JP**



**welcome to**  
**Fern Hill Road, Oxford**

A stunningly presented 3/4 bedroom house within the ever popular Fern Hill Road in a great location of East Oxford. This property has outstanding features of a modern open plan kitchen/diner, ample rear garden, off street parking and overall spacious family living.





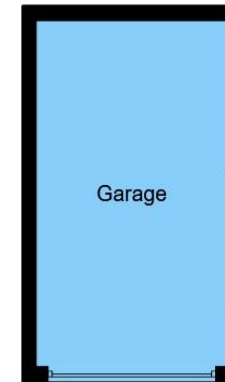
**Ground Floor**



**First Floor**



**Second Floor**



**Garage**

**Entrance Hall**

**Sitting Room**

14' 5" x 12' 9" (4.39m x 3.89m)

**Kitchen/Diner**

18' 8" x 12' (5.69m x 3.66m)

**Conservatory**

14' 7" x 7' 2" (4.45m x 2.18m)

**Downstairs**

**Cloakroom/Utility**

**Landing**

**Loft Room/Bedroom One**

12' 5" max x 11' 5" max (3.78m max x 3.48m max)

**Bedroom Two**

12' x 11' 6" (3.66m x 3.51m)

**Bedroom Three**

12' x 9' 2" (3.66m x 2.79m)

**Bedroom Four**

7' 7" x 6' 8" (2.31m x 2.03m)

**Bathroom**

**Rear Garden**

**Garage**

15' 1" x 9' 4" (4.60m x 2.84m)

**Front**

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](http://www.focalagent.com)

welcome to

## Fern Hill Road, Oxford

- Additional Loft Room/ Bedroom
- Generous Rear Garden
- Modern Open Plan Kitchen/Diner
- Driveway Parking & Garage
- Downstairs Cloakroom/Utility

Tenure: Freehold EPC Rating: D

*Allen & Harris are proud to offer this 3/4 bedroom semi-detached property in a sought after location of East Oxford. The property enjoys an ample kitchen/ dining room, sitting room, conservatory, downstairs cloakroom, and very generous rear garden measuring approximately 92 ft. in length. The property also benefits from a modern bathroom, three first floor bedrooms, and a loft conversion creating a further bedroom/office.*

guide price

**£525,000**



Please note the marker reflects the postcode not the actual property

**view this property online** [allenandharris.co.uk/Property/RSH105780](https://allenandharris.co.uk/Property/RSH105780)



Property Ref:  
RSH105780 - 0007

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