





Balfour Road, Oxford, OX4 6AQ

Welcome to

Balfour Road, Oxford

Allen & Harris are proud to present to the market this stylish three bedroom family home that has been extended and modernised with driveway parking for 2 cars, viewing is highly recommended.















Lounge/Diner

22' 1" x 15' 7" (6.73m x 4.75m)

Kitchen/Diner

13' 8" x 13' 5" (4.17m x 4.09m)

Bedroom 1

13' x 9' 8" (3.96m x 2.95m)

Bedroom 2

8' 8" x 10' (2.64m x 3.05m)

Bedroom 3

6' 7" x 9' 7" (2.01m x 2.92m)

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

Welcome to **Balfour Road, Oxford**

- 3 Bedrooms
- Driveway
- Modern Kitchen
- Patio Seating Area
- **EV Charging Point**

Tenure: Freehold EPC Rating: C Council Tax Band: C

£400,000





The ground floor of the property offers a modern kitchen which boasts fully fitted units and integrated appliances with ceramic

tiled flooring and a cloakroom with wc and hand wash basin. The lounge/diner has been extended to offer spacious family living,

with solid wood flooring, log burner, patio doors to the rear and velux windows.

To the first floor are two double bedrooms and a single bedroom, several storage cupboards. The family bathroom, comprising of

panelled bath, separate electric shower cubicle, wc and hand wash basin.

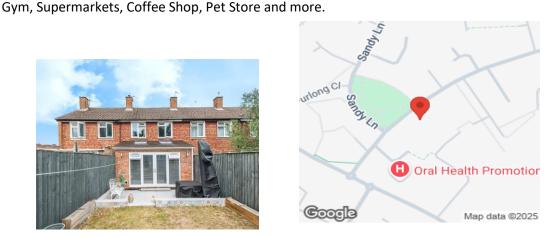
Externally the property has a rear garden with a patio seating area and brick built shed, all enclosed by panel fencing with gated

rear access.

To the front of the property there is driveway parking for two cars and EV charging point.

The property is located with great access to the Oxford Ringroad for A34/A40/M40. Public transport links to the city centre, train

station and Headington hospitals. Local amenities include doctors, dentist, minimarket, pharmacy with major supermarkets located 0.7 miles away. Templars Square shopping centre is 0.9miles away and the John Allen Retail Park is 1.1miles, offering



Please note the marker reflects the postcode not the actual property

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Property Ref: RSH106251 - 0001

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01865 711441



oxford@allenandharris.co.uk



82 Rose Hill, OXFORD, Oxfordshire, OX4 4HX



allenandharris.co.uk

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