



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.





Ground Floor



First Floor

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)

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

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

£400,000



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Property Ref:
RSH106251 - 0001

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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 Gym, Supermarkets, Coffee Shop, Pet Store and more.

Please note the marker reflects the
postcode not the actual property

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