



Spruce Gardens, Oxford, OX4 7GH

Welcome to

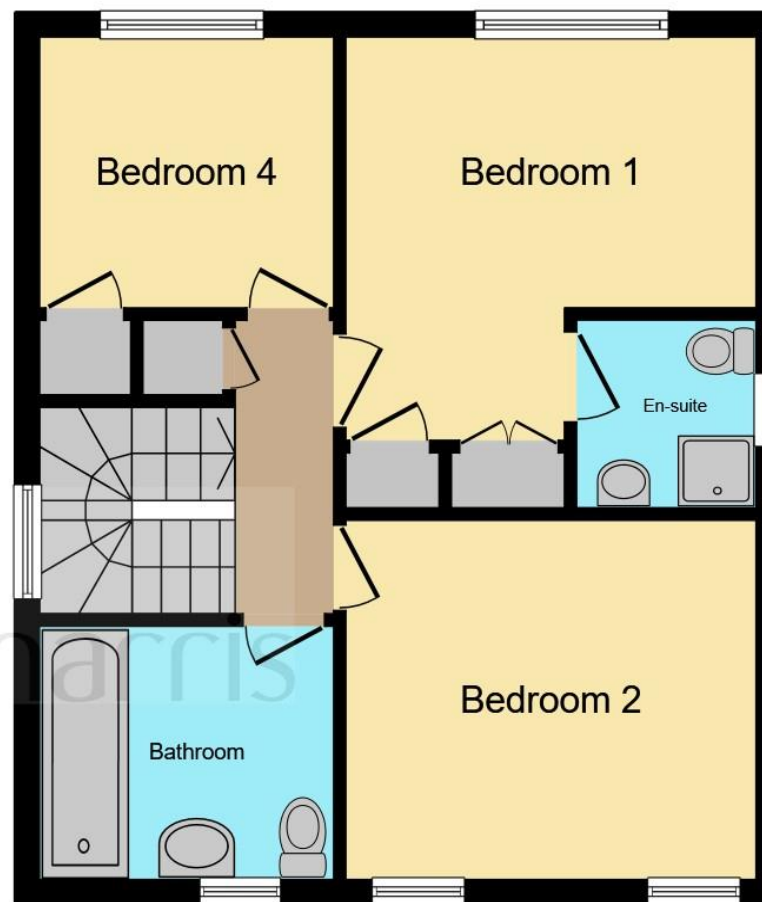
Spruce Gardens, Oxford

Allen & Harris are proud to offer to the market this well presented detached property which has been converted to make a four bedroom family home with 2 bathrooms, workshop, shed and 9-seater hot-tub.





Ground Floor



First Floor

Cloakroom

5' 3" x 2' 4" (1.60m x 0.71m)

Lounge

12' 4" x 19' 6" (3.76m x 5.94m)

Kitchen

9' 9" x 7' 7" (2.97m x 2.31m)

Utility Room

5' 3" x 5' 1" (1.60m x 1.55m)

Bedroom 1

13' 2" x 11' (4.01m x 3.35m)

En Suite

5' 9" x 5' (1.75m x 1.52m)

Bedroom 2

9' 9" x 8' 3" (2.97m x 2.51m)

Bedroom 3

9' 2" x 11' (2.79m x 3.35m)

Bedroom 4 / Garage

15' 4" x 7' 6" (4.67m x 2.29m)

Bathroom

5' 3" x 8' 1" (1.60m x 2.46m)

Welcome to Spruce Gardens, Oxford

- 4 Bedroom
- En-suite Shower Room
- Built in Oven/Dishwasher
- 9 Seat Hot-tub
- Large Workshop/Shed

Tenure: Freehold
EPC Rating: Awaited
Council Tax Band: E

offers over
£400,000

The ground floor of the property offers a lounge/diner with patio doors to the rear, cloakroom and fourth bedroom. The kitchen boasts granite worktops and tiled flooring, fitted units and integrated dishwasher, rangemaster 5 burner gas oven and extractor, there is a semi-open utility room with space for washing machine, tumble dryer and fridge/freezer. To the first floor are the three double bedrooms and family bathroom, comprising of panelled bath with electric shower over, wc and hand wash basin. The master bedroom features an en-suite shower room, and two of the bedrooms benefit from having built in wardrobes. Externally the property has a rear garden with a patio area and the remainder being laid to lawn, all enclosed by panel fencing. The garden boasts a large workshop/shed with another smaller shed to the rear and a 9-seater Arctic Spa Summit Hot Tub. To the front of the property there is a small grassed area with driveway parking for two cars and gated side access. The property is situated in a cul-de-sac within Greater Leys, offering great access to the Oxford ringroad for A34/A40/M40. Public transport links to the city centre, train station and Headington hospitals. The Kassam Complex is just 0.7 miles away boasting cinema, restaurants and family friendly activities. Local amenities include doctors, dentist, minimarket, with major supermarkets located 1.3miles away.



Please note the marker reflects the
postcode not the actual property

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Property Ref:
[RSH106253 - 0002](#)

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