

# property details **approval form**

40 Mayfield Road, Farmoor, Oxford, Oxfordshire, England, OX2 9NR

**Date:** 02 May 2024

**Property Ref and Version:** WIT105657 - 0008

# selling your home with us!



## >> **let's get your property sold!**

After visiting your property we have compiled this document to show you all of the information we have gathered, including all images. We just need you to review this document to make sure everything we say in here is accurate before we officially begin marketing your home.

What is covered in this marketing approval form:

- |                      |                     |
|----------------------|---------------------|
| 1. Price             | 5. Room Description |
| 2. Key Features      | 6. Directions       |
| 3. Short Description | 7. Property Images  |
| 4. Long Description  | 8. Floor Plan       |

The information within this document will be used within our property particulars and on the internet; the format of how this information is displayed may be subject to change.

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## >> **price**

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guide price £475,000

Tenure: Freehold

## >> **key features**

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- > 4 Bedrooms
- > 2 Bathrooms
- > Garage
- > Garden
- > Off Street Parking
- > EPC Rating: D

## >> **short description**

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A 4 bedroom 2 bathroom detached Chalet Bungalow set back from the street with plenty of parking. Benefiting from a garage and large rear garden the property comes to the market with no onward chain and is in need of internal modernisation.

## >> **long description**

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A fantastic 4 bedroom bungalow that has been converted into the loft. The property benefits from plenty of parking both at the front and side leading down to the garage. Internally the ground floor has two bedrooms and a bathroom at the front with a dining area leading through to the kitchen/breakfast room at the rear along with a large reception room. The garden can be accessed through either the double doors in the reception room, the back door from the kitchen and also a side gate next to the garage. The first floor has two further bedrooms and a bath/shower room.

The property comes to the market with potential to update and benefits from no onward chain.

## >> **directions**

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## >> **room description**

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### **Entrance Hall**

18' 10" x 3' 4" ( 5.74m x 1.02m )

### **Study**

8' 6" x 6' 11" ( 2.59m x 2.11m )

### **Lounge**

25' 4" x 11' 4" ( 7.72m x 3.45m )

### **Dining Room**

11' 10" x 10' 9" ( 3.61m x 3.28m )

### **Kitchen**

11' 3" x 11' 10" ( 3.43m x 3.61m )

### **Bedroom One**

11' 1" x 19' 6" ( 3.38m x 5.94m )

### **Bedroom Two**

10' 9" x 12' 10" ( 3.28m x 3.91m )

### **Bedroom Three**

12' 3" x 10' 11" ( 3.73m x 3.33m )

### **Bathroom**

5' 4" x 7' 5" ( 1.63m x 2.26m )

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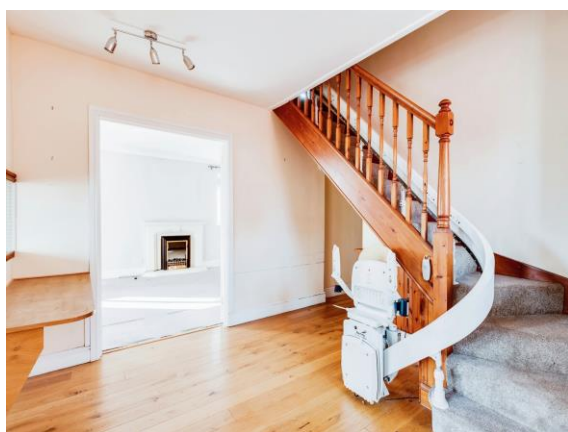
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## >> property images



**Your Allen & Harris office:** 54 Market Square, WITNEY, Oxfordshire, OX28 6AF  
T 01993 705915 E [witney@allenandharris.co.uk](mailto:witney@allenandharris.co.uk)

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**>> property images**

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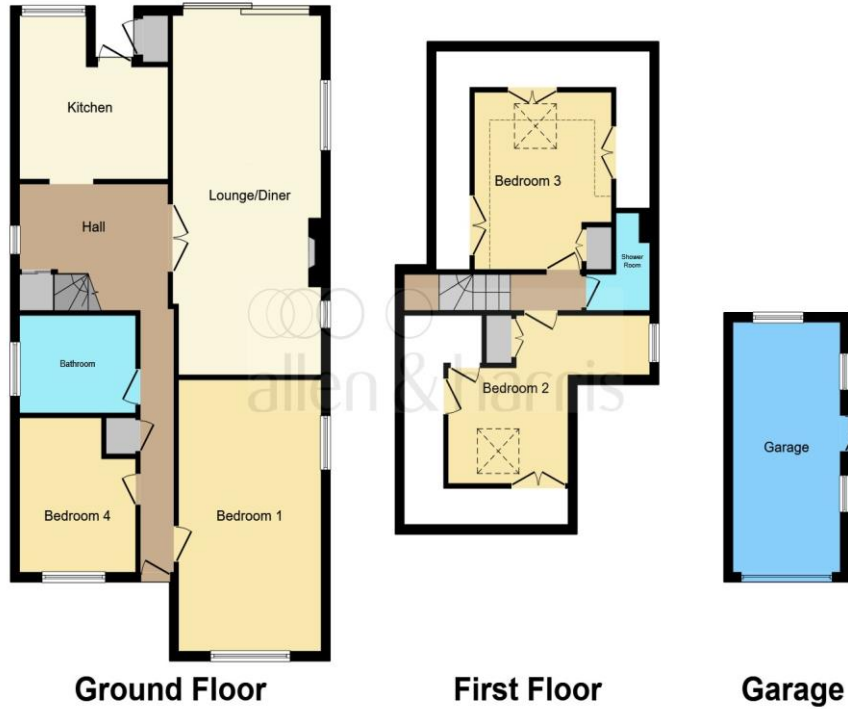
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## >> floor plan



This floorplan is for illustrative purposes only and is not drawn to scale. Measurements, floor-areas, openings and orientations are approximate. They should not be relied upon for any purpose and do not form any part of an agreement. No liability is taken for any error or mis-statement. All parties must rely on their own inspections.

## >> approval

**Signature**

**Date**

	<b>Signature</b>	<b>Date</b>
<b>James Turner</b>		
<b>Patrick Lindley</b> <b>The Raf Benevolent Fund</b> <b>Housing Trust Limited</b>		

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