



JCP

ESTATE AGENTS

OXFORD

## Shirelake Close, Oxford, OX1 1SN

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A well proportioned modern town house with garage, parking & garden affording convenient & comfortable living.

Centrally Located Residential Development | Within Minutes Walk of all the City of Dreaming Spires has to Offer | Ideally Located for Commuters and The University of Oxford | No Onward Chain | Driveway Parking, Garage & West Facing Garden | Entrance Hall & Cloakroom | Kitchen/Dining Room to Garden | Sitting Room with Balcony | Four Bedrooms & Two Bathrooms | Gas Central Heating & Double Glazing

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### TENURE & POSSESSION

The Property is Freehold

### LOCAL AUTHORITY

Council Tax Band E

Oxford City Council

Telephone: 01865 249811



## Description & situation

The property offers well proportioned and versatile accommodation with gas central heating and double glazing and couldn't be more conveniently located. To the front is an off road parking space and integral garage. On the ground floor there is a porch with lockable cupboard and front door to entrance hall with cloakroom and to the rear is a kitchen/dining room with doors onto the west facing rear garden. On the first floor there is a sitting room with patio doors onto a balcony overlooking the rear garden, two bedrooms and a bathroom. On the top floor there are two further bedrooms and a second bathroom.

The property is well situated in a close on the very edge of the historic and vibrant city centre within minutes of Oxford railway station with mainline services to London Paddington in approximately one hour and the coach station at Gloucester Green with frequent services to London Victoria, Heathrow, Gatwick and Stansted airports. The city centre also offers extensive facilities with the landmark Westgate centre which has a flagship John Lewis store and other top retail outlets, a five screen cinema, and numerous restaurants and bars. The centre also offers good access to the constituent colleges and departments of the University of Oxford.



Approximate Floor Area = 122.3 sq m / 1316 sq ft  
Garage = 12.7 sq m / 137 sq ft  
Outbuilding = 2.0 sq m / 21 sq ft  
Total = 137.0 sq m / 1474 sq ft



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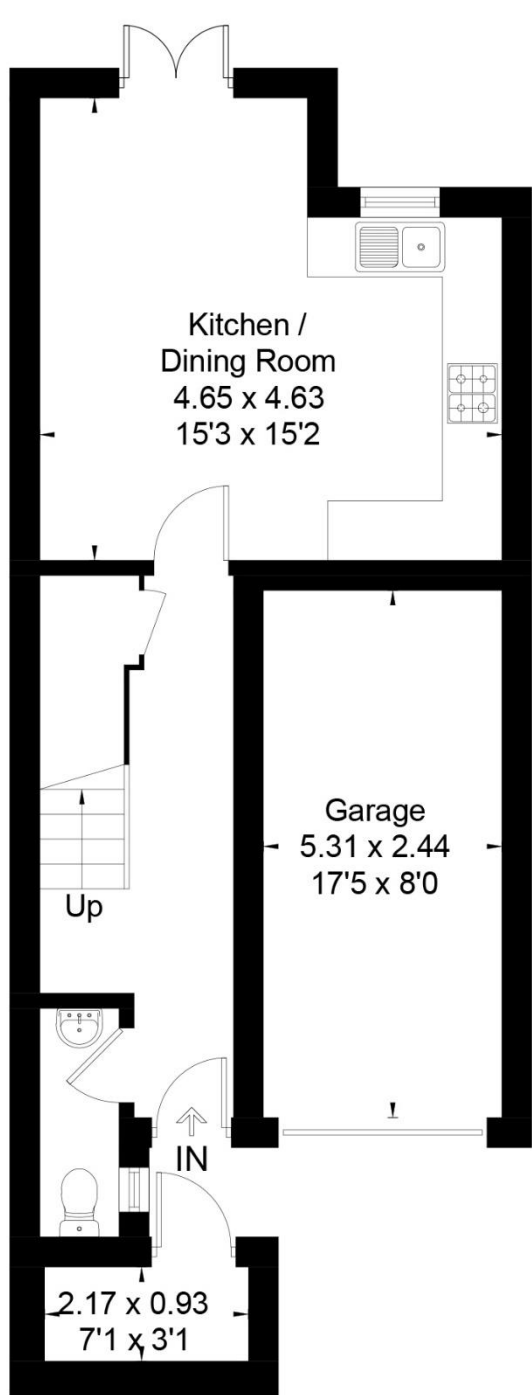
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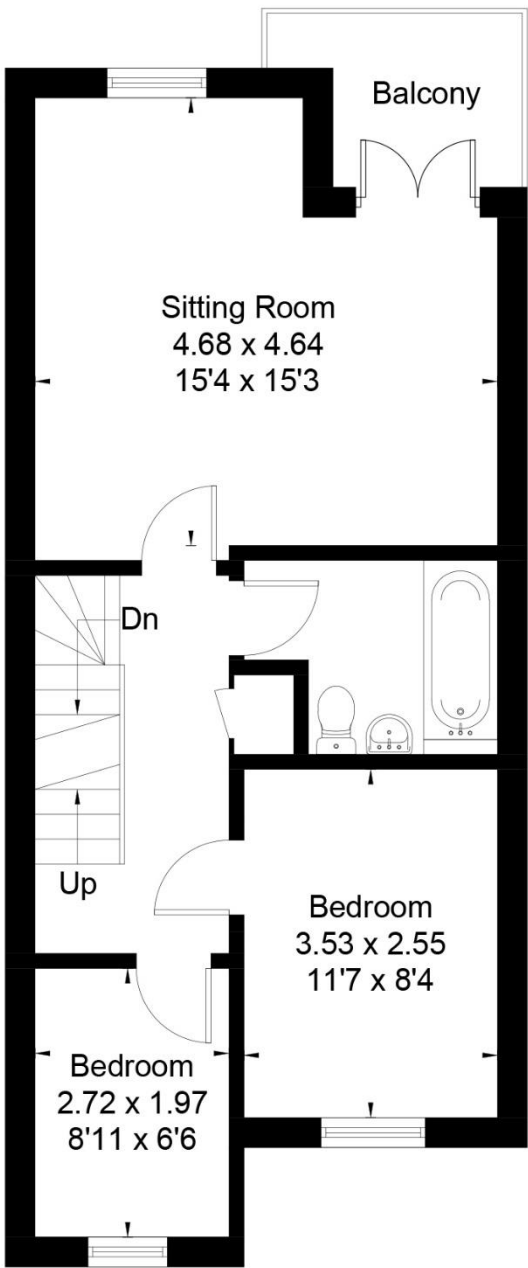
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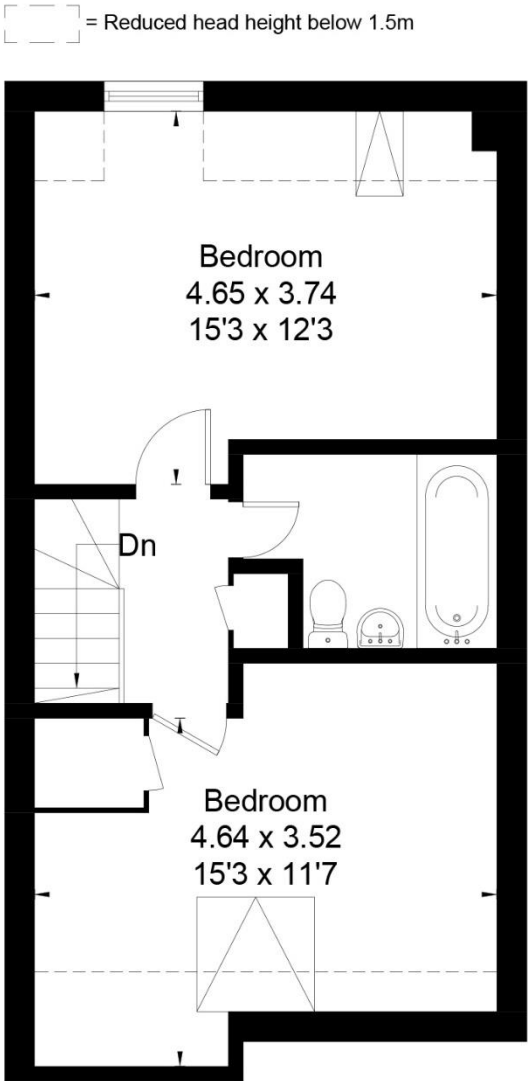
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Ground Floor



First Floor



Second Floor



This floor plan has been drawn in accordance with RICS Property Measurement 2nd edition.  
All measurements, including the floor area, are approximate and for illustrative purposes only. @fourwalls-group.com #93866

