



4 Marsh Lane,
Headington,
OX3 0NF

Guide Price £525,000

RB REASTON BROWN

This Spacious Extended Three-Bedroom Semi-Detached Home With A Bay-Windowed Living Room, Good Sized Open Plan Family/Dining Room/Kitchen Along With A Utility Room. Enclosed Rear Garden. Located 1.5 Miles From Oxford City Centre, Providing Excellent Access to Schools, Shopping, Oxford Brookes University, and Hospitals.

Marsh Lane is a larger-than-average three bedroom extended property offering a substantial home. This versatile property begins with a front-facing living room featuring a charming bay window, creating a cozy and inviting space. The rear open plan dining room/family room/ kitchen overlooks the rear garden, accessible via patio doors, providing a picturesque dining experience. The kitchen includes ample wall and floor cupboards, along with separate utility room providing ample storage and functionality. A convenient cloakroom completes this level. On the first floor, a hallway leads to three comfortable bedrooms. This level also includes a family bathroom, which features both a bath and an over-the-bath shower, ensuring convenience for family living. The private rear garden is laid to lawn with a patio, offering a secluded outdoor space perfect for relaxation. To the front a driveway provides convenient off-road parking for two vehicles. Marsh Lane offers tremendous potential, making it an ideal family home or investment opportunity in Oxford. The spacious plot and existing layout provide scope for personalization and extension subject to consent. Gas to radiator heating throughout.

The property is conveniently located near Oxford Brookes University, and Oxford hospitals. Whether you are looking for a comfortable family residence or a property or rental investment. EPC = C Council Tax = D

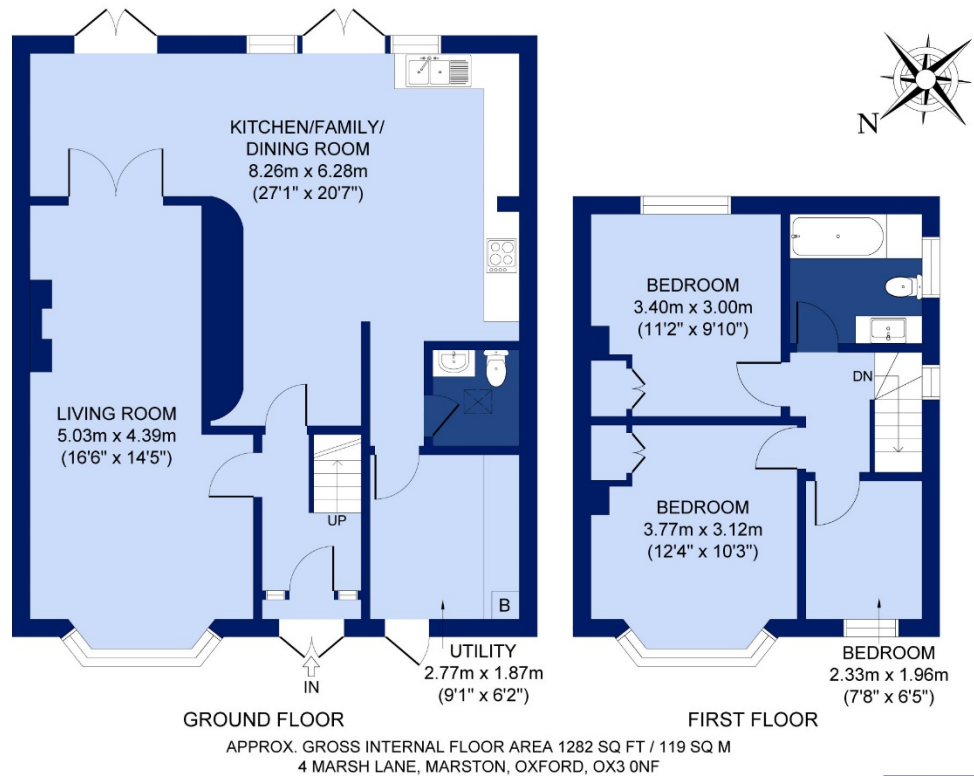
Situation

Marsh Lane is located just 1.5 miles from Oxford city centre, offering easy access to the city's extensive amenities, including renowned educational institutions, shopping centres, cultural attractions, and dining options. The street is close to several highly regarded schools, both state and independent, making it ideal for families within a vibrant community. Local amenities include parks, cafes, and shops. Nearby is a mixture of restaurants and bars. Marsh Lane is conveniently located near Oxford Brookes University, ideal for students and staff, and is well-served by Oxford's hospitals, including the John Radcliffe, Churchill, and Nuffield Orthopaedic Centre. Transport links are excellent, with frequent bus services to Oxford city centre and beyond. Oxford train station, providing direct services to London, is easily accessible. The M40 motorway is a short drive away, offering convenient access to London, Birmingham, and the Midlands. Marsh Lane is near several green spaces and recreational areas, perfect for outdoor activities. Its strategic location, excellent amenities, and vibrant community make Marsh Lane a highly desirable place to live in East Oxford.

The property comprises the following with all dimensions being approximate only. Please note that Reaston Brown has not tested appliances or systems and no warranty as to condition or suitability is confirmed or implied. Any prospective purchaser is advised to obtain verification from their Surveyor or Solicitor.







All measurements of walls, doors, windows and fitting and appliances, including their size and location, are shown as standard sizes and therefore cannot be regarded as a representation by the seller.



Viewing is Strictly by Appointment through ReaSTON BROWN

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