







### Property Description

The property is entered through a hallway with doors leading to the kitchen/dining room and a separate lounge. Stairs from the hallway lead to the first floor, where there are two well-proportioned bedrooms, a family bathroom and multiple storage cupboards on the landing.

Externally, the property benefits from driveway parking at the front and a rear garden featuring a patio area and lawn.

Acacia Avenue in Greater Leys is well positioned for access to key employment hubs, including the Oxford Science Park and the BMW Mini Plant, both of which are within a short distance. The area benefits from a range of local amenities, including shops, schools, healthcare facilities, and leisure spaces. Excellent transport links connect Greater Leys to Oxford city centre, with regular bus services running through the area. The nearby Eastern Bypass provides convenient road access to the A34 and M40, making it an ideal location for commuters.



### **Lounge**

11' 4" max x 11' 5" max ( 3.45m max x 3.48m max )

### **Kitchen/Diner**

17' 9" max x 7' 9" max ( 5.41m max x 2.36m max )

### **Bedroom 1**

11' 7" max x 12' max ( 3.53m max x 3.66m max )

### **Bedroom 2**

11' 6" max x 8' 6" max ( 3.51m max x 2.59m max )

### **Bathroom**

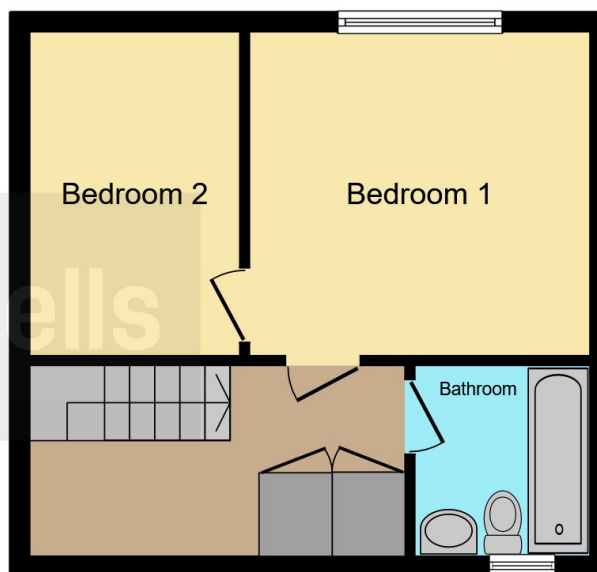
6' 1" max x 6' 6" max ( 1.85m max x 1.98m max )







**Ground Floor**



**First Floor**

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by [www.focalagent.com](http://www.focalagent.com)

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EPC Rating: C Council Tax  
 Band: C

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Tenure: Freehold



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