

Property details approval form

59 Warren Crescent, Headington, Oxford, Oxfordshire, England, OX3 7NQ

Date: 02 April 2026

Property Ref and Version: HDT305464 - 0006

Connells

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
2. Key Features
3. Short Description
4. Long Description
5. Room Description
6. Directions
7. Property Images
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

guide price £350,000

Tenure: Freehold

○ Key Features

- > Energy Rating: D
- > No Onward Chain
- > Ideal Family Home
- > Sought After Location
- > Strong Transport Links
- > Close to Local Amenities

○ Short Description

The property requires modernisation throughout, making it an ideal purchase for those looking to renovate and create a home tailored to their own style and needs.

○ Long Description

Warren Crescent is ideally located and the nearby Nuffield & Churchill hospitals all within a 15-minute walk. Central Headington offers an abundance of local shops, cafes, restaurants and excellent public transport links to Oxford and London.

The property requires modernisation throughout, making it an ideal purchase for those looking to renovate and create a home tailored to their own style and needs.

Agents Note; We are advised that the property is of non-standard construction . Buyers must satisfy themselves with any regard to mortgage provision and other associated costs of purchase.

○ Directions

○ Agents Note

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○ Room Description

Reception Room 1

14' 3" x 8' 11" (4.34m x 2.72m)

Utility

6' 11" x 6' 6" (2.11m x 1.98m)

Reception Room 2

11' x 9' (3.35m x 2.74m)

Bedroom 1

13' x 12' 5" (3.96m x 3.78m)

Bedroom 2

11' 5" x 11' 1" (3.48m x 3.38m)

Bedroom 3

7' 10" x 7' 9" (2.39m x 2.36m)

Bathroom

5' 5" x 5' 1" (1.65m x 1.55m)

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○ Property Images



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○ Property Images

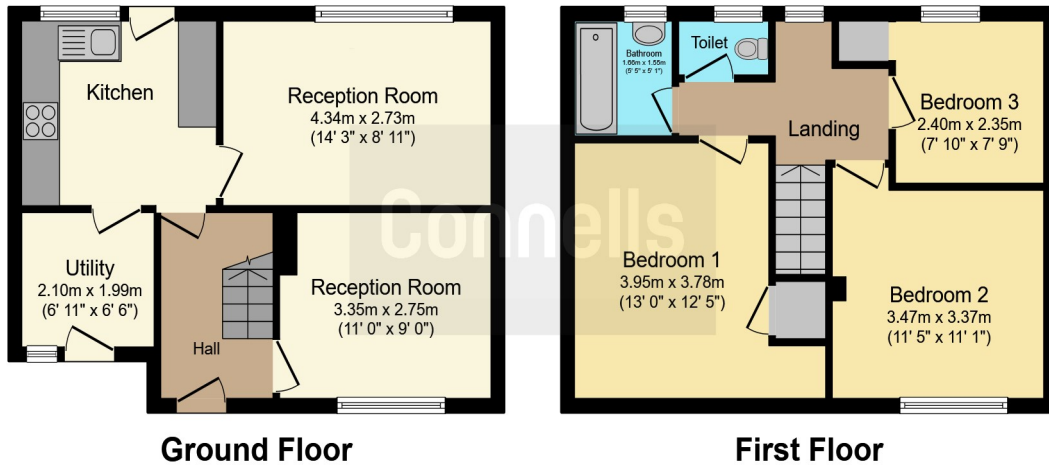
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○ Floor Plan



Total floor area 81.2 m² (874 sq.ft.) approx

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

○ Approval

Signature

Date

Sherko Zen-Aloush		
Mr M.N. Hussain		