



**Connells**

St. Martins Road  
Oxford



### Property Description

Upon entering, the hallway provides access to the kitchen and a dining area, which leads to an extended lounge with doors opening to the rear garden. A ground floor bathroom is also accessible from the hallway.

Stairs lead to the first floor, where there are four bedrooms and a separate WC.

Externally, the property features a front garden with potential for driveway parking (subject to planning) and a rear garden with gated side access.

### Lounge

18' 7" max x 12' 7" max ( 5.66m max x 3.84m max )

### Dining Room

7' 7" max x 11' 9" max ( 2.31m max x 3.58m max )

### Kitchen

13' 9" max x 10' 5" max ( 4.19m max x 3.17m max )

### Bedroom 1

12' 2" max x 11' 9" max ( 3.71m max x 3.58m max )

### Bedroom 2

11' 9" max x 9' max ( 3.58m max x 2.74m max )

### Bedroom 3

10' 11" max x 9' 2" max ( 3.33m max x 2.79m max )

### Ground Floor Bathroom

8' 6" max x 5' 4" max ( 2.59m max x 1.63m max )

### Seperate Wc 1st Floor

7' 9" max x 3' 2" max ( 2.36m max x 0.97m max )





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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