



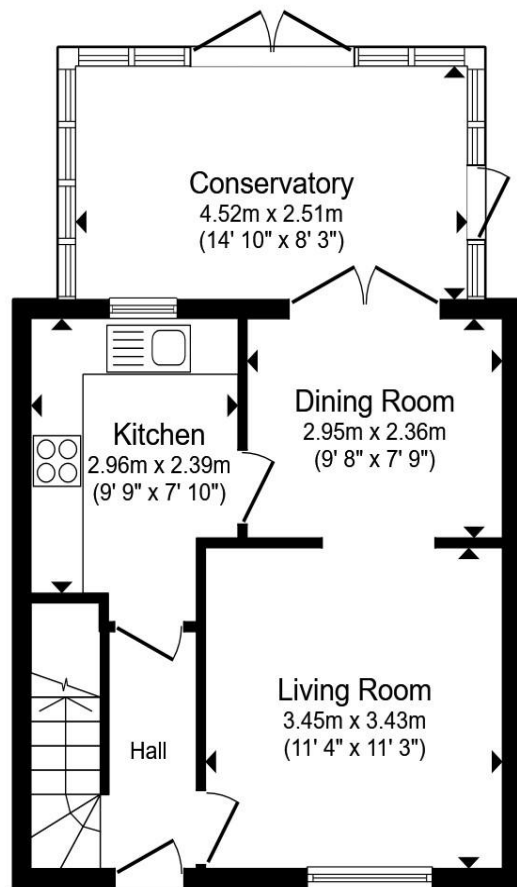
Sandy Lane West, Littlemore, Oxford, OX4 6NR

welcome to

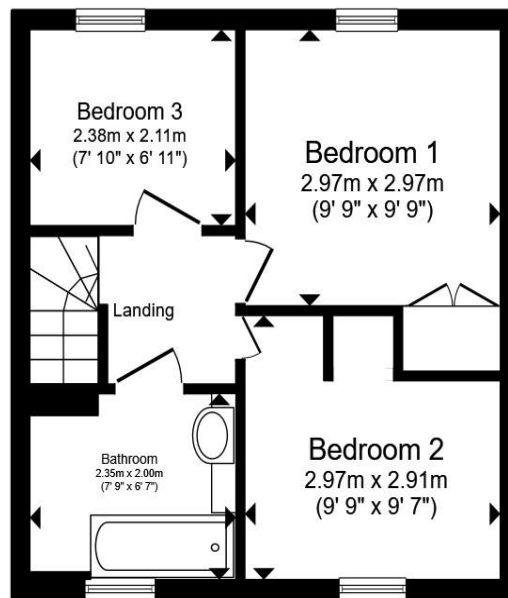
Sandy Lane West, Littlemore Oxford

Allen and Harris are proud to present to the market this charming semi-detached three-bedroom family home with conservatory and garage with drive. The property is located in a small development of five houses, offering a wall/hedge entrance for added privacy and security. Upon entering the property you are met with a hallway with staircase to the upper floors, the family kitchen with integrated appliances and gas hob, lounge and dining room with added conservatory leading to the rear garden. To the first floor are the family bathroom, two double bedrooms with built-in storage and a single bedroom.

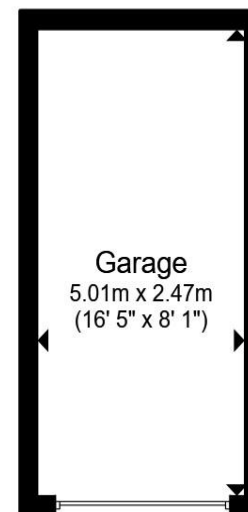




Ground Floor



First Floor



Garage

Please note that an AML fee is chargeable to the buyer once an offer is accepted to cover the cost of carrying out the required identity and anti-money laundering checks. Once these checks have been completed, the fee cannot be refunded, even if the property purchase does not go ahead.

Total floor area 88.5 m² (952 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.propertybox.io

welcome to

Sandy Lane West, Littlemore Oxford

- Three Bedrooms
- Semi Detached
- Garage and Driveway
- Modern Decor
- Conservatory
- Low Maintenance Garden

Tenure: Freehold EPC Rating: C
Council Tax Band: C

£375,000

Externally the property benefits from a setback garage with driveway parking to the side of the house offering ease to the front and rear entrances with side gate to the rear garden, which is south facing and low maintenance.

The location provides great access to the Oxford ring road network for commuting in and around the city, plus fantastic bus links to the train station, city centre and Headington hospitals. There are several primary and secondary school options, as well as leisure facilities and parks.



Please note the marker reflects the postcode not the actual property

view this property online allenandharris.co.uk/Property/RSH106701



Property Ref:
RSH106701 - 0002

1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.

Allen & Harris is a trading name of Sequence (UK) Limited which is registered in England and Wales under company number 4268443, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.


allen & harris



01865 711441



oxford@allenandharris.co.uk



82 Rose Hill, OXFORD, Oxfordshire, OX4 4HX



allenandharris.co.uk