

Property details approval form

374 Marston Road, Marston, Oxford, Oxfordshire, England, OX3 0JD

Date: 02 April 2026

Property Ref and Version: HDT305373 - 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

offers over £475,000

Tenure: Freehold

○ Key Features

- > Energy Rating: D
- > Sought After Location
- > Three Bedrooms
- > Garden
- > Excellent Transport Links
- > Parking

○ Short Description

Situated in the highly desirable area of Marston, this property enjoys an enviable location within easy walking distance of local shops, parks, and excellent transport links.

○ Long Description

Situated in the highly desirable area of Marston, this property enjoys an enviable location within easy walking distance of local shops, parks, and excellent transport links. The John Radcliffe Hospital is just a short stroll away, and the property also falls within catchment for the highly regarded Cherwell School - making it an ideal choice for families.

This home offers a fantastic opportunity for buyers looking to create something truly their own. With plenty of scope to modernise and improve, it presents the perfect blank canvas to put your personal stamp on and design a home that reflects your style and needs.

Whether you're a first-time buyer searching for a project, a growing family wanting to settle in a sought-after area, or an investor looking for potential, this property is bursting with possibilities.

○ Directions

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○ Agents Note

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○ Room Description

Dining Room

8' 11" x 6' 8" (2.72m x 2.03m)

Kitchen

17' 1" x 11' 5" (5.21m x 3.48m)

Living Room

10' 11" x 10' 5" (3.33m x 3.17m)

Bedroom 1

10' 9" x 10' 5" (3.28m x 3.17m)

Bedroom 2

11' 5" x 10' 4" (3.48m x 3.15m)

Bedroom 3

7' 5" x 6' 6" (2.26m x 1.98m)

Bathroom

7' 5" x 5' 11" (2.26m x 1.80m)

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○ Property Images

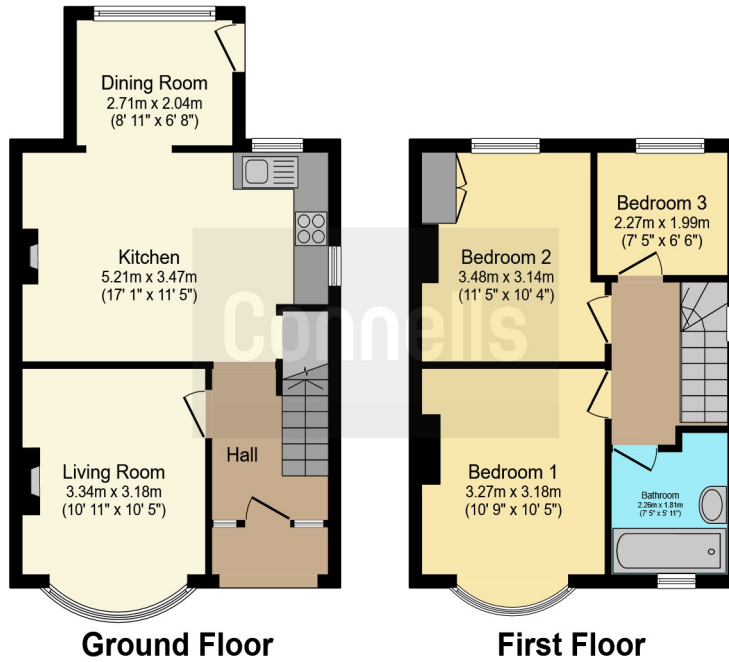
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○ Floor Plan



Total floor area 80.2 m² (863 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

	Signature	Date
Sherko Zen-Aloush		
Dr I.R. Gregory		