



**Connells**

Cranmer Road  
Oxford



### Property Description

Upon entering the property, a hallway provides access to a bay-fronted sitting room at the front and a through dining/reception room, which leads to the kitchen at the rear. The kitchen offers access to the rear garden.

Stairs from the hallway lead to the first floor, which comprises three bedrooms, including a master bedroom with an en-suite, as well as an additional family bathroom.

A further staircase rises to the second floor, where there is an additional bedroom with its own en-suite bathroom.

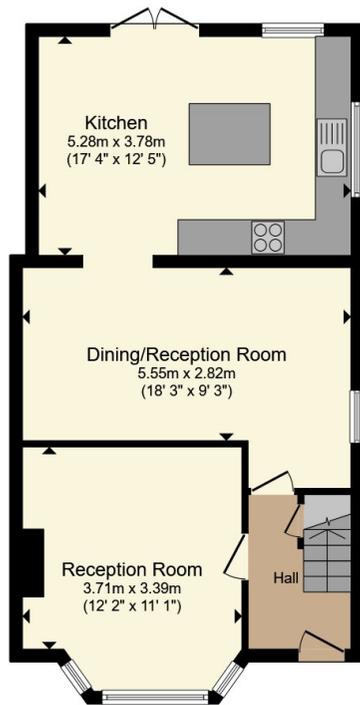
Externally, the property benefits from driveway parking to the front and a rear garden that includes an outbuilding/workshop.

Cranmer Road is situated on the borders of Cowley and Headington, offering convenient access to major employment hubs, including both Cowley's Business Parks, the BMW Mini Plant and Headington's hospitals and Universities. The area is well-connected by local amenities, with supermarkets, shops and other essential services available in nearby Cowley Centre.

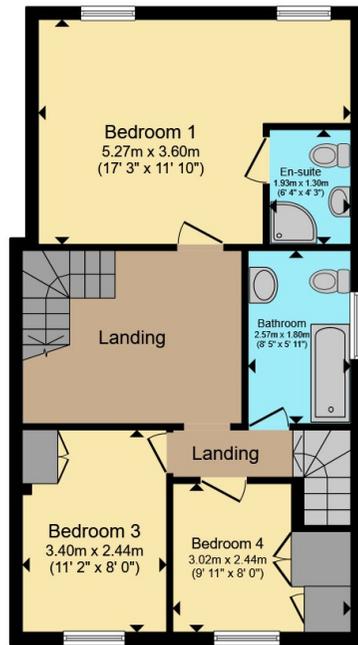
Transport links from Hollow Way and Horspath Road provide regular bus services into Oxford city centre via Cowley Centre, as well as routes towards Headington, the John Radcliffe Hospital and Oxford Brookes University. The location also benefits from easy access to the Eastern Bypass for easy commuting in and out of the city.



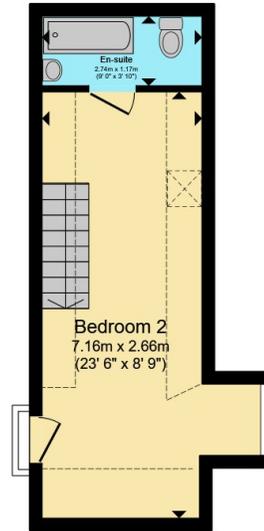




**Ground Floor**



**First Floor**



**Second Floor**

Total floor area 137.8 m<sup>2</sup> (1,484 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](http://www.propertybox.io)



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EPC Rating: D Council Tax  
 Band: C

Tenure: Freehold

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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 will be 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, fittings or services and it is in the buyers interest to check the working condition of any appliances.

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