



**Connells**

Copse Lane  
Marston Oxford



### Property Description

Situated on one of the area's most sought-after roads, this beautifully presented three-bedroom semi-detached home is offered with no onward chain and is ready to move straight into.

The accommodation is well arranged throughout, creating a welcoming space for modern family living. At its heart is a spacious open-plan kitchen/dining room, ideal for everyday living and entertaining. A conservatory extends the living space and enjoys views over the rear garden, providing a relaxing spot year round.

Upstairs are three well-proportioned bedrooms, complemented by the property's tasteful presentation and practical layout. Outside, the low-maintenance rear garden offers a private space for outdoor dining and entertaining, while a driveway and garage provide convenient parking.

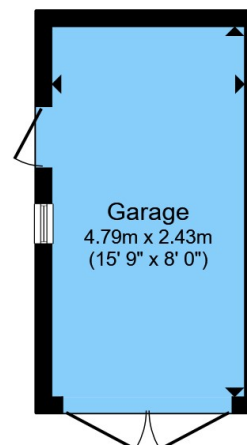
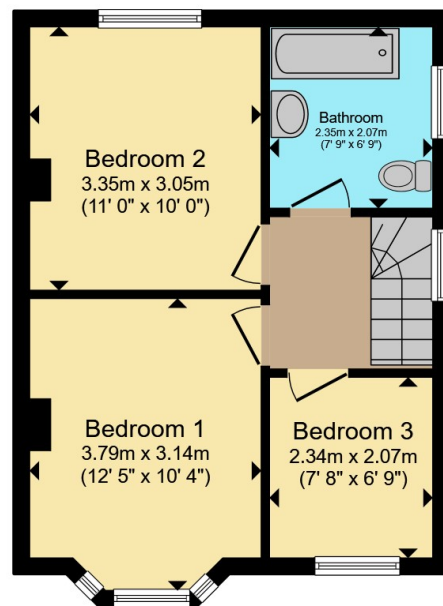
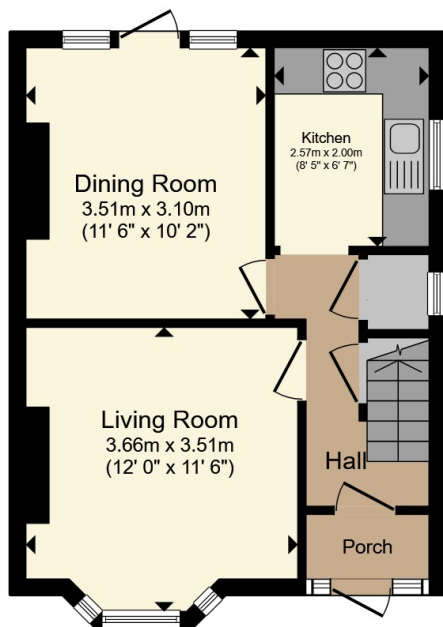
The property is ideally located close to a range of local amenities, including cafés, convenience stores and a petrol station. The John Radcliffe Hospital is approximately one mile away, making it an excellent choice for healthcare professionals and commuters alike.

Families are well served by several highly regarded schools nearby, including New Marston Primary School, St Nicholas Primary School, Swan School, Cheney School and Cherwell School. Combining stylish accommodation, excellent amenities and superb schooling, this attractive home is expected to generate strong interest. Early viewing is recommended.

## Agents Note

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.





**Ground Floor**

**First Floor**

**Garage**

Total floor area 84.6 m<sup>2</sup> (911 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)

**Connells**



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EPC Rating: D Council Tax  
Band: C

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Tenure: Freehold



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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