



THOMAS  
MERRIFIELD  
SALES LETTINGS  
For Sale 01865 379880  
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18 Canning Crescent,  
Oxford, OX1 4XB

# 18 Canning Crescent Oxford, OX1 4XB

A three-bedroom semi-detached home offering an appealing blend of character and modern comfort. Ideal for families, professionals or investors.

- Open plan kitchen/dining room
- Living room
- Cloakroom
- Three bedrooms
- Family bathroom
- West-facing rear garden
- Driveway parking
- No onward chain
- Council Tax Band: C
- EPC Rating: C

The welcoming front reception room enjoys generous natural light and there is a modern and well-appointed kitchen/dining area that provides ample storage, with direct access to the rear garden. Upstairs, the home offers three well-proportioned bedrooms, including two doubles and a versatile single room that can also function as a home office or guest space. The contemporary family bathroom is finished to a high standard with sleek, modern fittings.

Outside, features a private west facing rear garden with a large patio area, storage shed and offers excellent potential for further landscaping or extending the property, subject to planning permission. The property also benefits from a driveway for off-street parking, alongside additional on-street options.

**Guide Price £465,000 Freehold**





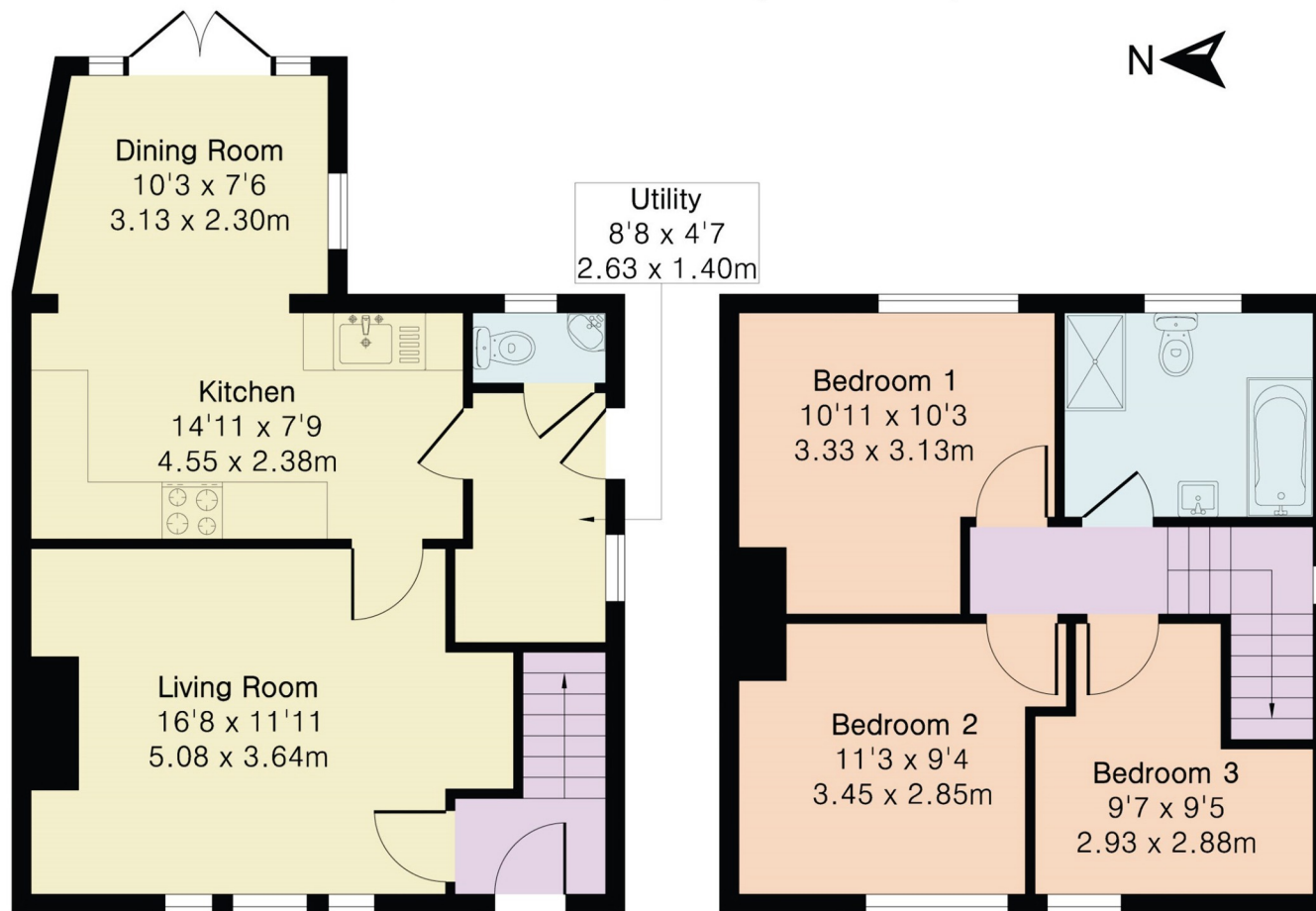
According to Ofcom, Superfast and Ultrafast broadband is available. For information on mobile and data performance please use the mobile checker at [ofcom.org.uk](http://ofcom.org.uk). Enjoy scenic Thames path walks to Iffley Lock and Folly Bridge via Donnington Bridge. The property is within 200 metres of a Tesco Express, an Off Licence and 1 mile from the Iffley Road Post Office. Close to a Sainsbury's superstore at Heyford Hill on the Southern By-Pass. Oxford Rail station, just 2 miles away and accessible via a direct bus route, offers a fast 50-minute rail service into London Paddington. According to Gov.uk the property is in an area with a High Risk of flooding from rivers but the property has never flooded during the current owners 13 years of ownership.



## Approximate Gross Internal Area 877 sq ft - 81 sq m

Ground Floor Area 478 sq ft – 44 sq m

First Floor Area 399 sq ft – 37 sq m



Ground Floor

First Floor



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