



**Connells**

Cricket Road  
Oxford





### Property Description

The entrance hallway leads to an open-plan sitting room/dining room, as well as an extended kitchen. Towards the rear of the home, there is an additional reception room, which could also serve as a bedroom. There is also a ground floor shower room.

Stairs from the hallway lead to the first floor, where there are three bedrooms and a family bathroom.

Outside, the property offers driveway parking at the front and a spacious rear garden overlooking allotments. The garden includes a patio area, a lawn, and an studio/outbuilding.



### **Sitting Room/Dining Room**

25' 11" max x 10' 11" max ( 7.90m max x 3.33m max )

### **Reception Room**

19' 11" max x 10' 10" max ( 6.07m max x 3.30m max )

### **Kitchen**

23' 2" max x 10' 2" max ( 7.06m max x 3.10m max )

### **Bathroom**

9' 6" max x 5' 11" max ( 2.90m max x 1.80m max )

### **Ground Floor Wc**

9' 7" max x 3' 6" max ( 2.92m max x 1.07m max )

### **Bedroom 1**

12' 9" max x 10' 11" max ( 3.89m max x 3.33m max )

### **Bedroom 2**

14' 2" max x 10' 2" max ( 4.32m max x 3.10m max )

### **Bedroom 3**

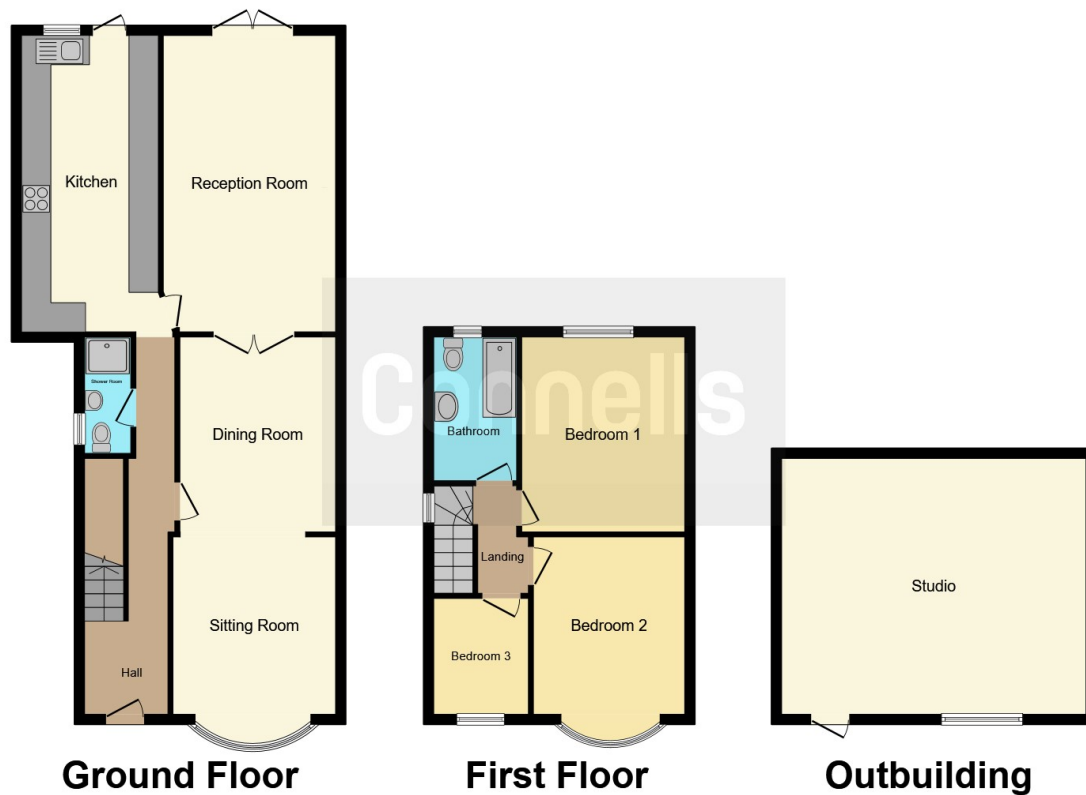
7' 9" max x 6' 9" max ( 2.36m max x 2.06m max )

### **Outbuilding**

20' 5" max x 16' 11" max ( 6.22m max x 5.16m max )







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](http://www.focalagent.com)

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EPC Rating: D Council Tax  
 Band: D

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Tenure: Freehold



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