



THOMAS  
MERRIFIELD  
SALES LETTINGS

71 Hurst Rise Road,  
Oxford, OX2 9HE

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A two-bedroom detached bungalow situated in this popular location overlooking Hutchcomb's Copse to the rear. No onward chain.

- Entrance hall
- Sitting room
- Dining room with patio doors
- Fitted kitchen
- Master bedroom
- Shower room
- Front garden with shingle driveway and garage
- Rear garden with south easterly aspect
- EPC Rating: D
- Council Tax Band: E

The spacious accommodation comprises entrance hall, sitting room with windows to front aspect and opening onto the dining room with patio doors to rear garden, master bedroom with double aspect, bedroom two, kitchen fitted with a matching range of base and wall units and window overlooking rear garden, shower room.

Outside, front garden shingle driveway leading to a large attached garage, rear garden with south easterly aspect overlooking Hutchcomb's Copse.

All mains services connected, gas fired central heating. According to Ofcom, Superfast and Ultrafast broadband is available and mobile voice and data coverage is good outdoors and indoors.

**Guide Price £495,000 Freehold**





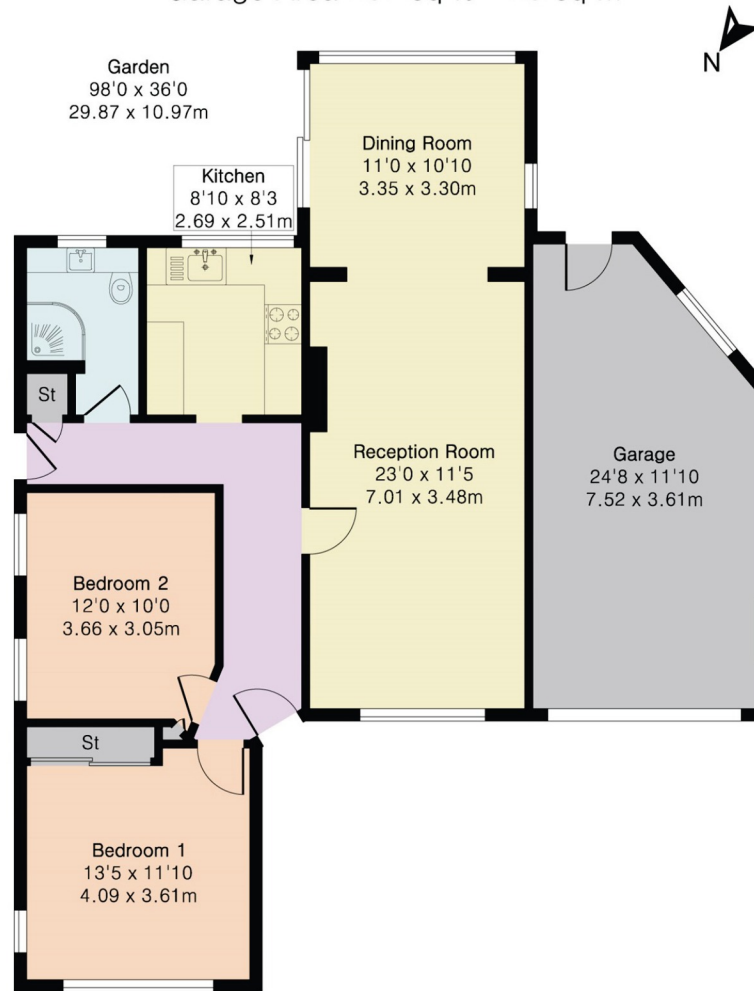
Located on the western outskirts of Oxford, approximately two miles from the city centre and with good access to the A34 leading to both the M4 and M40. Communications by rail are excellent, with services from either Oxford, Oxford Parkway or Didcot. For local facilities, nearby Botley has a new thriving shopping centre.

There are educational facilities in the area for all age groups and recreational amenities including a swimming pool and gymnasium at Oxford Brookes. There is golf at Frilford Heath, water sports at Farnborough Reservoir and walks across the Hurst. The property has recently been subject to an insurance claim, further details available from Thomas Merrifield.



**Approximate Gross Internal Area 934 sq ft - 87 sq m  
(Excluding Garage)**

Garage Area 267 sq ft – 25 sq m



Ground Floor



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