

# property details **approval form**

46 Croft Road, Marston, Oxford, Oxfordshire, OX3 0LA

**Date:** 25 February 2026

**Property Ref and Version:** RSH106486 - 0001

## selling your home with us!

Not for marketing purposes INTERNAL USE ONLY

### >> **let's get your property sold!**

After visiting your property we have compiled this document to show you all of the information we have gathered, including all images. We just need you to review this document to make sure everything we say in here is accurate before we officially begin marketing your home.

What is covered in this marketing approval form:

1. Price
2. Key Features
3. Short Description
4. Long Description
5. Room Description
6. Directions
7. Property Images
8. Floor Plan

The information within this document will be used within our property particulars and on the internet; the format of how this information is displayed may be subject to change.

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## >> **price**

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£575,000

Tenure: Freehold

## >> **key features**

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- > Four Bedroom
- > End link Terrace
- > Downstairs W/C
- > Rear Garden
- > Located in Marston
- > EPC Rating: D

## >> **short description**

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Allen and Harris are proud to present to the market this 4 bedroom end terraced home located in the popular residential area of Marston.

## >> **long description**

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This 4 bedroom end terraced home located in the popular residential area of Marston.

The ground floor accommodation comprised of shower room with W/C, kitchen, living room, dining room and study, while the first floor boasts 4 bedrooms and a family bathroom. Further benefits include double glazed windows, Central heating, off road parking and enclosed rear garden. Viewing highly recommended.

The property is located in Marston, which offers excellent public transport options into the City Centre and Train Station, with great access to the Oxford ringroad for A34/A40/M40. The John Radcliffe Hospital is under a mile from the house, The Churchill Hospital and Nuffield Hospitals are just under 2 miles away. The location offers catchment for The Cherwell School and The Swan School, with primary options of St Nicholas and New Marston. The Dragon private school and St Edwards private school are just over 2 miles from the property. Local amenities include pharmacy, minimarket, takeaways, barbers, petrol station and Oxford City FC and The Oxsrad Sports Centre are 0.5 miles away.

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>> **directions**

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>> **Agent Note**

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## >> **room description**

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### **Front Garden**

### **Entrance Hall**

### **Sitting Room**

11' 10" x 15' ( 3.61m x 4.57m )

### **Dining Room**

7' 11" x 9' 1" ( 2.41m x 2.77m )

### **Kitchen**

14' 9" x 8' 4" ( 4.50m x 2.54m )

### **Study**

### **W/C**

### **Landing**

### **Bedroom Two**

9' 4" x 8' ( 2.84m x 2.44m )

### **Bedroom One**

11' 11" x 15' ( 3.63m x 4.57m )

### **Bedroom Four**

7' 4" x 8' 4" ( 2.24m x 2.54m )

### **Bathroom**

### **Bedroom Three**

6' 10" x 8' ( 2.08m x 2.44m )

### **Rear Garden**

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## >> property images



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T 01865 711441 E oxford@allenandharris.co.uk

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## >> **property images**



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## >> floor plan



## >> approval

**Signature**

**Date**

<b>Kelly Doherty</b>		
<b>Mr D. Ostick</b>		

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