



**Connells**

Burchester Avenue  
Headington Oxford



### Property Description

As you enter the property, you are welcomed into a well-presented and thoughtfully maintained home, offering spacious and versatile accommodation ideal for families, professionals and investors alike.

The well-proportioned kitchen is located to the front, while to the rear the extended lounge/diner provides a generous and versatile living and entertaining space with plenty of natural light and a pleasant outlook over the garden. The lounge features brand new carpets, with the dining area complemented by attractive laminate flooring.

Further benefits include new windows throughout and newly fitted carpets upstairs, enhancing both comfort and presentation. The property also benefits from a convenient downstairs shower room with WC, in addition to a family bathroom upstairs complete with a bathtub.

Externally, the property boasts a beautifully landscaped, tiered rear garden with retaining walls and a bespoke fitted bar, offering a private and ideal space for entertaining. To the front, there is a driveway with space for up to three vehicles, additional on-street parking, as well as a garage and workshop.

The property also offers excellent potential for further development, including scope for an additional bedroom and dormer loft conversion, subject to the necessary permissions.

Ideally positioned for access via the nearby ring road, the property provides convenient routes into city centre and towards, with a range of local amenities close by.



#### Key Features

- Brand new windows
- Brand new carpets
- Close to the ring road
- Private garden featuring a bar
- Exquisitely finished bathrooms





Total floor area 136.0 m<sup>2</sup> (1,464 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)



To view this property please contact Connells on

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EPC Rating: C Council Tax  
 Band: C

**view this property online [connells.co.uk/Property/HDT305574](http://connells.co.uk/Property/HDT305574)**

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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