



THOMAS
MERRIFIELD
SALES LETTINGS

20 Stanley Close,
Oxford, OX2 0LB

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A spacious extended three-bedroom home situated in a cul-de-sac, enjoying a large rear garden extending to approximately 115ft (35m).

- Entrance hall
- Fitted kitchen
- Dining room opening onto the garden
- Sitting room with wood-burning stove
- Three bedrooms and family bathroom
- Off-street parking
- Rear garden with a raised decked area
- Council Tax Band: D
- EPC Rating: D

The accommodation comprises an entrance hall leading to a fitted kitchen, with a separate dining room opening onto decking overlooking the garden. The ground floor is completed by a comfortable sitting room featuring a bay window and an attractive wood-burning stove.

On the first floor there are three well-proportioned bedrooms and a family bathroom.

Outside, the property offers off-street parking to the front and side access leading to the impressive rear garden, which features a raised decked seating area and enjoys a pleasant outlook.

Guide Price £447,500 Freehold





Elms Parade provides a range of shops including a deli, hairdressers butchers, newsagents and fish & chip takeaway. There is also a Co-op store in the Botley shopping centre and Waitrose and Aldi stores on Botley Road. The house is also in catchment for North Hinksey Primary School and Matthew Arnold Secondary School. The A34 gives easy access to Bicester and the M40 to the north and Abingdon and Milton Park to the south.

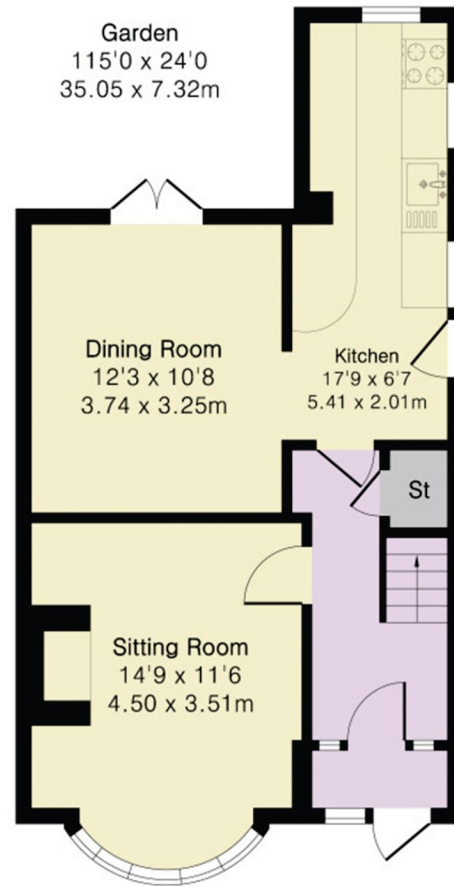
According to Ofcom, Standard and Superfast broadband is available and mobile voice and data coverage is good indoors and outdoors.



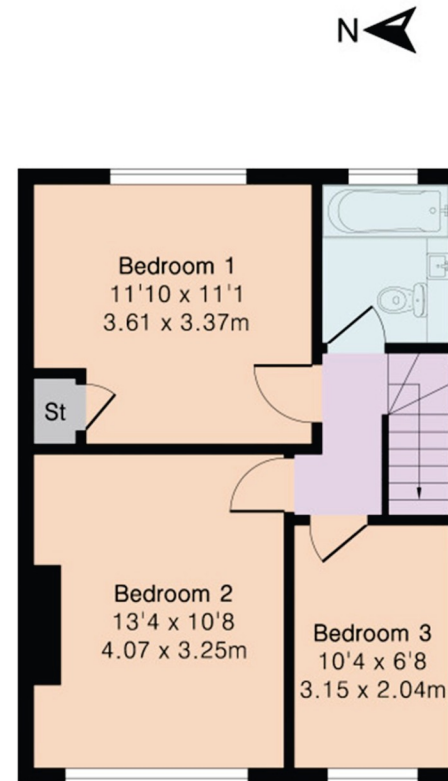
Approximate Gross Internal Area 945 sq ft - 88 sq m

Ground Floor Area 505 sq ft – 47 sq m

First Floor Area 440 sq ft – 41 sq m



Ground Floor



First Floor