



**Connells**

Bryony Close  
OXFORD



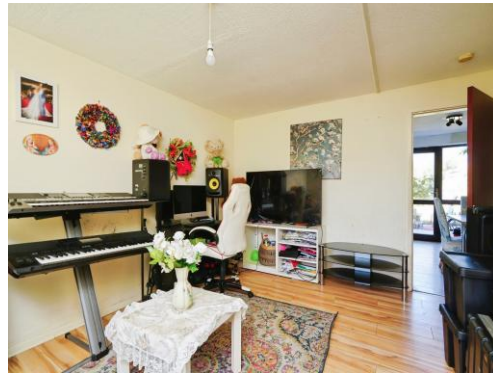
### Property Description

The ground floor comprises an entrance hall leading to a front-facing lounge, with an open-plan kitchen and dining area to the rear. The kitchen/dining room provides access to the rear garden.

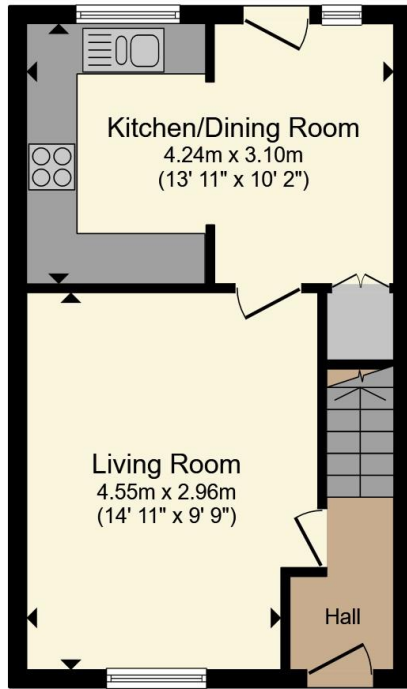
Stairs from the hallway lead to the first floor, which includes three bedrooms and a bathroom.

Externally, the property benefits from a garden to the front and a south-facing rear garden featuring a patio area and lawn. There is also a garage located in a nearby block, along with available parking.

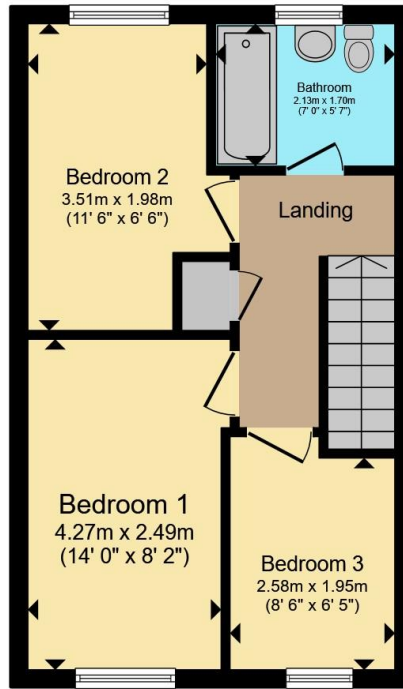
Bryony Close is situated in Greater Leys, a residential area offering convenient access to key employment hubs and amenities. The Oxford Science Park and BMW Mini Plant are both within close proximity, making the location ideal for professionals working in these sectors. The area is well-connected via the Eastern Bypass, providing easy access to the A34 and M40 for commuters. Public transport links are readily available, with regular bus services connecting Greater Leys to Oxford city centre and other surrounding areas. Additionally, Cowley Retail Park, which features a variety of shops and supermarkets is just a short drive away.







**Ground Floor**



**First Floor**

Total floor area 67.1 m<sup>2</sup> (723 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)



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EPC Rating: C Council Tax  
Band: C

**view this property online [connells.co.uk/Property/COW310858](http://connells.co.uk/Property/COW310858)**

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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