

18 Canning Crescent Oxford, OX1 4XB

A three-bedroom semi-detached home offering an appealing blend of character and modern comfort. Ideal for families, professionals or investors.

- Open plan kitchen/dining room
- Living room
- Cloakroom
- Three bedrooms
- · Family bathroom
- West-facing rear garden
- Driveway parking
- · No onward chain
- · Council Tax Band: C
- EPC Rating: C

The welcoming front reception room enjoys generous natural light and there is a modern and well-appointed kitchen/dining area that provides ample storage, with direct access to the rear garden. Upstairs, the home offers three well-proportioned bedrooms, including two doubles and a versatile single room that can also function as a home office or guest space. The contemporary family bathroom is finished to a high standard with sleek, modern fittings.

Outside, features a private west facing rear garden with a large patio area, storage shed and offers excellent potential for further landscaping or extending the property, subject to planning permission. The property also benefits from a driveway for off-street parking, alongside additional on-street options.

Guide Price £475,000 Freehold









According to Ofcom, Superfast and Ultrafast broadband is available. For information on mobile and data performance please use the mobile checker at ofcom.org.uk. Enjoy scenic Thames path walks to Iffley Lock and Folly Bridge via Donnington Bridge. The property is within 200 metres of a Tesco Express, an Off Licence and I mile from the Iffley Road Post Office. Close to a Sainsbury's superstore at Heyford Hill on the Southern By-Pass. Oxford Rail station, just 2 miles away and accessible via a direct bus route, offers a fast 50-minute rail service into London Paddington. According to Gov.uk the property is in an area with a High Risk of flooding from rivers but the property has never flooded during the current owners I 3 years of ownership.

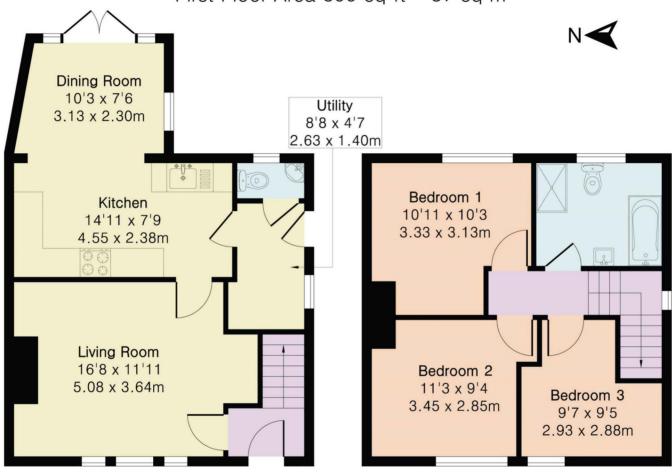






Approximate Gross Internal Area 877 sq ft - 81 sq m

Ground Floor Area 478 sq ft - 44 sq m First Floor Area 399 sq ft - 37 sq m



Ground Floor





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