





### Property Description

The ground floor comprises a hallway with doors leading to a separate bay-fronted living room at the front and an open-plan kitchen/diner at the rear. The kitchen/diner provides access to the rear garden via a single door from the kitchen and double doors from the dining area.

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

Externally, the property benefits from driveway parking to the front, shared side access and a generous south-facing rear garden, which features a garden office/workshop at the far end.

Fern Hill Road is situated on the borders of Cowley and Headington, offering convenient access to major employment hubs, including both Cowley's Business Parks, the BMW Mini Plant and Headington's hospitals and universities. The area is well-connected by local amenities, with supermarkets, shops and other essential services available in nearby Cowley Centre.

Transport links from Hollow Way and Horspath Road provide regular bus services into Oxford City Centre via Cowley Centre, as well as routes towards Headington, the John Radcliffe Hospital and Oxford Brookes University. The location also benefits from easy access to the Eastern Bypass for easy commuting in and out of the city.



**Sitting Room**

13' 6" x 11' 4" ( 4.11m x 3.45m )

**Kitchen/Diner**

12' x 17' 9" ( 3.66m x 5.41m )

**Bedroom 1**

13' 10" x 11' 1" ( 4.22m x 3.38m )

**Bedroom 2**

11' 2" x 11' 1" ( 3.40m x 3.38m )

**Bedroom 3**

9' 10" x 6' 3" ( 3.00m x 1.91m )

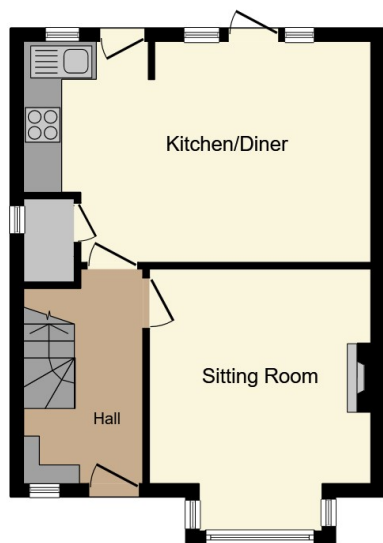
**Bathroom**

8' 1" x 6' 3" ( 2.46m x 1.91m )

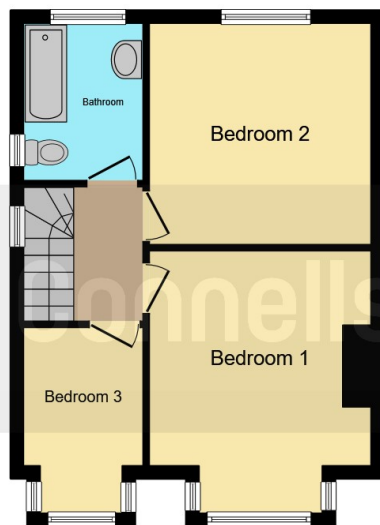
**Garden Office/Outbuilding**

11' 5" x 19' 4" ( 3.48m x 5.89m )

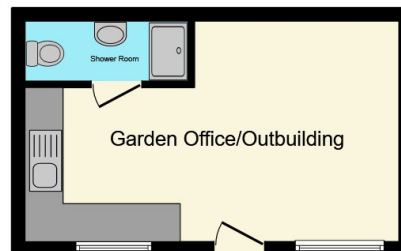




**Ground Floor**



**First Floor**



**Garden Office/  
Outbuilding**

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EPC Rating: D Council Tax  
Band: C

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Tenure: Freehold



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Property Ref: COW310546 - 0008