



Hanson Drive, Oxford, OX2 9RY

Guide Price £525,000 Freehold

THOMAS
MERRIFIELD
SALES LETTINGS





The Property

A deceptively spacious 3 storey 5 bedroom end of terraced house forming part of this modern development offering ideal family accommodation.

The property comprises entrance hall, cloakroom, living room, kitchen/diner, master bedroom with en-suite shower room and 2 further bedrooms. Family bathroom to the second floor there are 2 additional bedrooms, outside the garden enjoys a good degree of seclusion with access to the garage situated to the side of the house and driveway to the front.

Additional information to note:

All main services connected

Annual service charge £300 for the current year

Ofcom checker indicates Standard to Ultrafast Broadband is available

Ofcom checker indicates good outdoor Mobile Voice and Data coverage with variable in home with EE, 3 and Vodafone.





Key Features

- End terraced house
- Modern kitchen
- 5 bedrooms
- En-suite and bathroom
- Garden and driveway
- Gasheating to radiators
- Double glazed
- Modern development
- Access to A34 and A420
- Viewing recommended



The Location

Local amenities are located at Elms Parade and West Way Square, including a Tesco express, Co-op supermarket, medical centre, dentists, opticians, butchers, deli, restaurants and library. Botley is well-connected with regular bus services to Oxford city centre and Abingdon. Oxford Parkway and Oxford Railway stations offering a fast 50 minute service to London Marylebone and Paddington stations respectively. There are country walks to Wytham and Cumnor villages and into Oxford via North Hinksey village and Willow Walk.



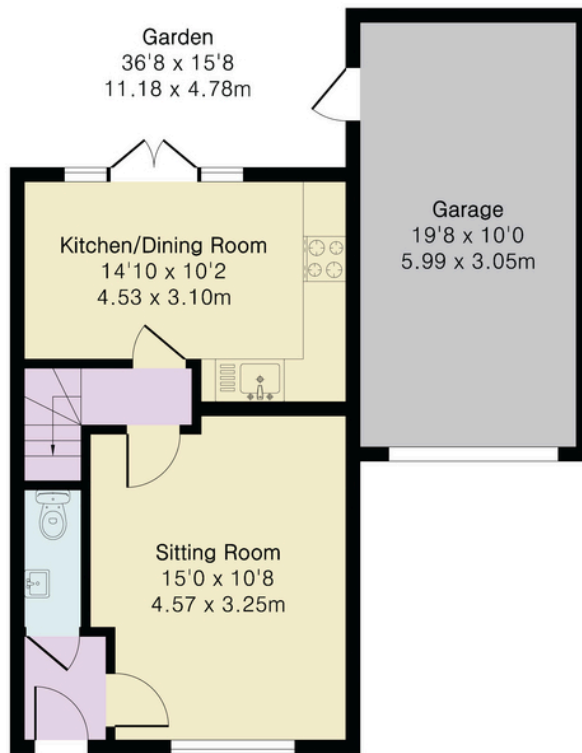
**Approximate Gross Internal Area 1080 sq ft - 101 sq m
(Excluding Garage)**

Ground Floor Area 384 sq ft – 36 sq m

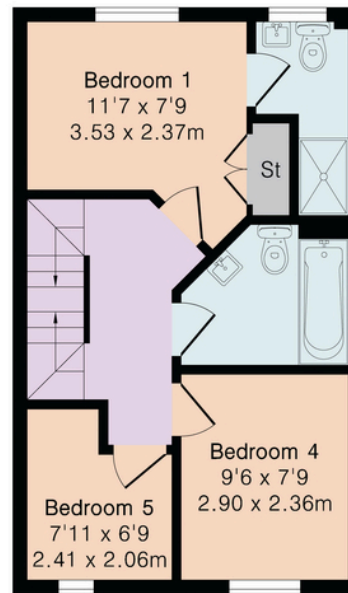
First Floor Area 384 sq ft – 36 sq m

Second Floor Area 312 sq ft – 29 sq m

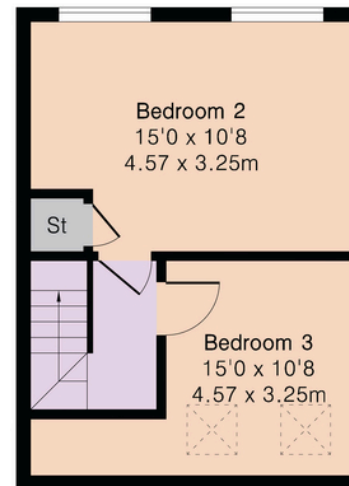
Garage Area 197 sq ft – 18 sq m



Ground Floor



First Floor



Second Floor

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