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FOR SALE

Connells

Marsh Lane
Headington Oxford

Property Description



Welcome to 41 Marsh Lane, a charming three-bedroom semi-detached home situated in the sought-after area of Marston. Offering a well-balanced layout, practical living spaces, and close proximity to excellent local amenities, this property is ideal for families, professionals, or investors alike.

As you walk into the property, you are greeted by a useful entrance porch, creating a practical buffer from the outside. To your right-hand side, there is a convenient ground floor WC. As you walk through the porch, you are welcomed into a bright and inviting lounge, providing a comfortable space for relaxation and everyday living. The lounge flows seamlessly into the dining area, which offers ample room for a family dining table and entertaining guests. Beyond this, the conservatory adds an additional versatile living space, filled with natural light and ideal for use as a second sitting room, playroom, or home office.

The kitchen is accessible from the dining room and is well-positioned for both day-to-day use and hosting, offering functional workspace and storage while maintaining connection to the main living areas.

As you walk up the stairs, the main bathroom is positioned directly in front of you and is fitted with a modern shower suite. The first floor comprises two well-proportioned main bedrooms, both offering comfortable accommodation, along with a third box room which is ideal as a nursery, study, or dressing room.

Externally, the property benefits from a pleasant residential setting with access to nearby green spaces and local amenities. The area is well-served by parks such as South

Park and University Parks, perfect for outdoor leisure and family activities. The property also benefits from rear access via Horseman Close, offering additional convenience. There is potential to create off-street parking by removing a fence panel, subject to any necessary permissions.

Marston is particularly popular due to its proximity to world-renowned institutions including University of Oxford and Oxford Brookes University, making it an excellent location for academics and students.

The property is also well located for a range of highly regarded local schools such as Cherwell School and St Nicholas Primary School, both known for their strong reputations.

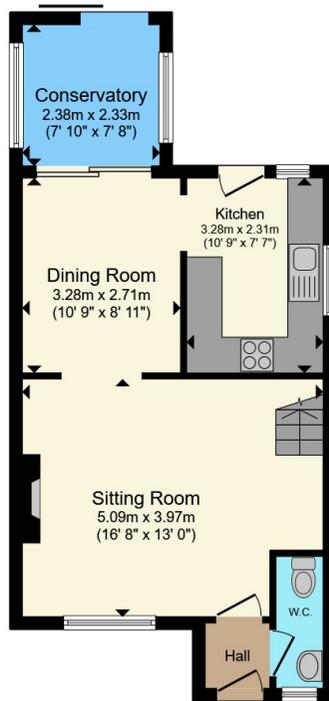
Further benefits include easy access to Oxford city centre, local shops, and transport links, ensuring convenience for commuting and day-to-day living.

This delightful home combines practicality, location, and potential, making it a fantastic opportunity in one of Oxford's most desirable residential areas.

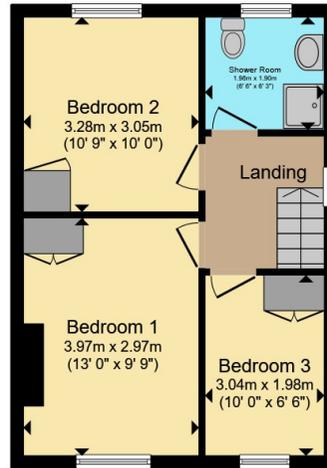
Key Features

- Bright lounge leading to a spacious dining area
- Versatile conservatory offering additional living space
 - Well-positioned kitchen with practical storage
 - Three bedrooms, including two generous doubles
 - Modern shower-suite bathroom and ground-floor WC
- Sought-after Marston location near top schools, green spaces & universities
 - Rear access via Horseman Close with parking potential (STP)





Ground Floor



First Floor

Total floor area 83.5 m² (899 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



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EPC Rating: Council Tax
 Awaited Band: D

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Tenure: Freehold



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Property Ref: HDT305633 - 0002