



**Connells**

Ladenham Road  
OXFORD



### Property Description

As you enter the property, you are welcomed by a hallway that leads to a generous living room on the left, providing an ideal space for relaxing or entertaining. To the right, you will find a well-proportioned kitchen, offering ample workspace and room for dining.

Upstairs, the property features three well-sized bedrooms, two of which benefit from built-in cupboards, offering convenient storage solutions. A separate WC and a modern family bathroom complete the first floor, creating a functional and family-friendly layout.

Externally, the property benefits from a south-east facing garden and offers on-street parking, adding to the overall convenience and appeal.

Situated just off Sandy Lane, the property is located within easy reach of local amenities including post offices, local shops, and schools. It also offers excellent access to major employment hubs including the Oxford Business Park, BMW Mini Plant, and Oxford Science Park, making it a convenient and attractive option for working professionals.

With its spacious interior and prime location, this property presents an excellent opportunity for buyers seeking a comfortable and well-situated home in Oxford.

**Living Room**

18' 2" x 14' ( 5.54m x 4.27m )

**Kitchen**

17' 9" x 9' 9" ( 5.41m x 2.97m )

**Bedroom One**

12' 3" x 12' 10" ( 3.73m x 3.91m )

**Bedroom Two**

11' 7" x 11' ( 3.53m x 3.35m )

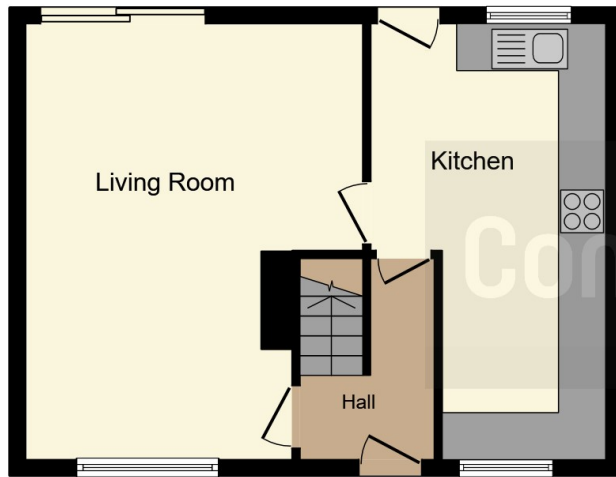
**Bedroom Three**

8' x 8' 2" ( 2.44m x 2.49m )

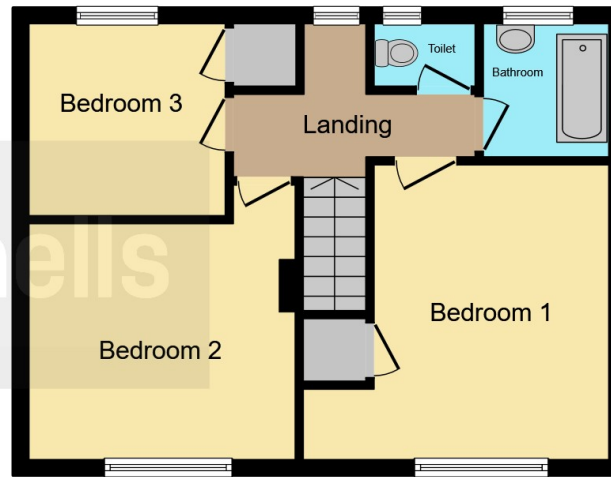
**Bathroom**

5' 6" x 5' 1" ( 1.68m x 1.55m )





**Ground Floor**



**First Floor**

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.focalagent.com](http://www.focalagent.com)

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EPC Rating: C Council Tax  
 Band: C

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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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