



Not for marketing purposes INTERNAL USE ONLY

Eleanor Close  
Oxford



## Property Description

The property is entered via a porch, which leads into the entrance hall. From here, there is access to an extended open-plan lounge/diner with sliding doors opening onto the rear garden. The kitchen/breakfast room can be accessed from both the hallway and the lounge/diner and is fitted with integrated Miele appliances. The kitchen also leads to a utility room, which is plumbed for a washing machine and tumble dryer and includes a ceramic Belfast sink, worktops, and storage cupboards. From the utility room, there is access to the garage, which has an up-and-over door and electricity supply. To the rear of the property, there is a sunroom overlooking the garden, with sliding doors providing access outside. A ground floor WC is also located off the hallway.

Stairs from the hallway lead to the first floor, which comprises three well-proportioned bedrooms, two of which include built-in wardrobes. The principal bedroom benefits from views overlooking the spires of Oxford. There is also a family bathroom located on the first floor.

Externally, the property features a well-maintained front garden, driveway parking for multiple vehicles and a mature south-facing rear garden. The rear garden includes a three tiered garden including a patio, flower beds, established plants and shrubs, trees and a summer house.

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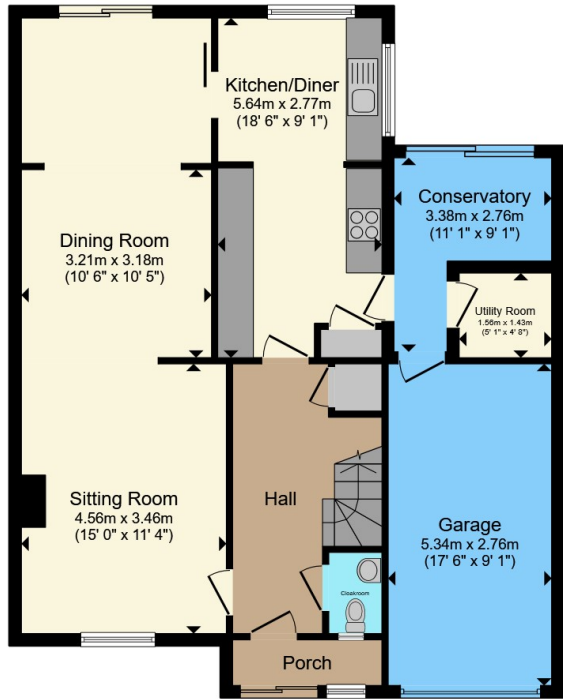
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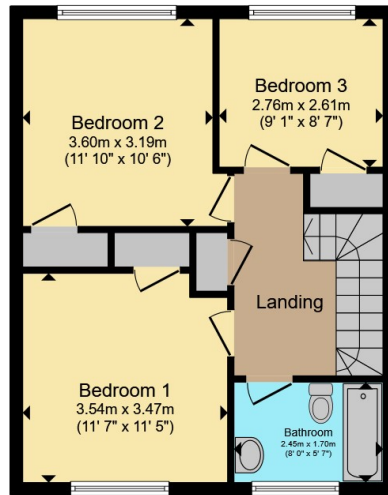
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**Ground Floor**



**First Floor**

Total floor area 138.6 m<sup>2</sup> (1,492 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](http://www.propertybox.io)



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Tenure: Freehold



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