



THOMAS  
MERRIFIELD  
SALES LETTINGS

2 Coppock Close,  
Headington, Oxford, OX3 8JS

## 2 Coppock Close, Headington, Oxford, OX3 8JS

A smart and well-presented three-bedroom detached home, ideally situated in the sought-after and conveniently located Coppock Close in Headington. Offered to the market with no onward chain.

- Entrance porch
- Living room with fireplace
- Dining room with doors opening onto the rear garden
- Fitted kitchen
- Rear lobby and cloakroom
- Three bedrooms
- Family shower room
- Rear garden with patio area
- Council Tax Band: E
- EPC Rating: D

Recently redecorated throughout, the accommodation begins with entrance porch leading into a welcoming hallway, with stairs rising to the first floor. The bright living room features a front-facing window and an attractive fireplace, creating a cosy focal point. This flows into the dining room, where doors open onto the rear garden. The adjoining kitchen is fitted with a range of matching base and wall units and benefits from two useful storage cupboards. A rear lobby provides further storage and access to a convenient cloakroom with WC. Upstairs, three well-proportioned bedrooms along with a modern family shower room. Externally, the front garden is neatly enclosed by a low-level brick wall. There is also a single garage and side access to the rear garden. The rear garden features a paved patio area, raised flowerbeds, and secure timber panel fencing.

**Guide Price £600,000 - Freehold**





Coppock Close has good access to the local shops and amenities within the area. It is also well placed for many of Oxford's popular schools, as well as Oxford Brookes University and the John Radcliffe, Churchill and Nuffield hospitals. From Headington there are bus services to Oxford city, London, Heathrow and Gatwick. Central Oxford provides an extensive range of shops, both high street and niche boutiques. Cultural amenities include theatres, galleries, museums and cinemas. There is a vibrant entertainment scene and cafes, bars and restaurants to suit most tastes. According to Ofcom, Superfast and Ultrafast broadband is available and mobile voice and data coverage is good outdoors and indoors.



**Approximate Gross Internal Area 1043 sq ft - 97 sq m  
(Excluding Garage)**

Ground Floor Area 555 sq ft – 52 sq m

First Floor Area 488 sq ft – 45 sq m

Garage Area 145 sq ft – 13 sq m

