



THOMAS
MERRIFIELD
SALES LETTINGS

3 Broadhead Place,
Headington, Oxford, OX3 9RE

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A three bedroom semi-detached house located in a quiet side road on the Headington/Marston borders approximately half a mile from the John Radcliffe Hospital.

- Three bedroom family house
- Living room with gas fireplace
- Dining room with double doors to the garden
- Kitchen with fitted units and door to garage
- Garage with utility area, cloakroom and store
- Three bedrooms
- Shower room
- Gas central heating and double glazing throughout
- West facing rear garden and driveway parking for 2 cars
- Council Tax Band: C. EPC Rating: C

A spacious 1950's three bedroom family house. The entrance hall leads to a living room with gas fire and opens to a dining room with double doors to the garden. The kitchen is fitted with a range of base and wall units with an electric cooker point. The utility area has space for a washing machine, and dryer. There is a garage with cloakroom off and store to the rear. There are two double bedrooms and a single bedroom and shower room. The west facing rear garden extends to approximately 45 feet and has a patio, lawn and garden shed. NOTE: We understand that the house is of 'non-standard construction' known as "Laing Easiform" which may not be mortgageable with some lenders. Artxex is present and for works pre-2000 may contain low levels of asbestos it is considered safe if left undisturbed but buyers must rely on their own enquiries.

Guide Price £420,000 Freehold





The property is located in Northway, close to Marston and within easy reach of Headington and Summertown and c.2.5 miles from Oxford city centre. Northway Parade offers a convenience store and other local shops with a Co-op in Cherwell Parade and a wider range of amenities in both Headington and Summertown. Local amenities include Northway community centre, the Rivers of Life Church, recreation ground and playground and New Marston Primary school. There is access to the A40 via Marsh Lane connecting to the A34 at Pear Tree Roundabout and Oxford Parkway Railway Station c.4 miles away. According to Ofcom, Superfast and Ultrafast broadband is available and mobile voice and data is good outdoors and indoors.



**Approximate Gross Internal Area 1192 sq ft - 111 sq m
(Including Garage)**

Ground Floor Area 734 sq ft – 68 sq m

First Floor Area 458 sq ft – 43 sq m

