



THOMAS
MERRIFIELD
SALES LETTINGS

9 Queens Close,
Botley, Oxford, OX2 9DJ

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A mature two-bedroom semi-detached home offering off-street parking and an impressive south-westerly facing rear garden extending to approximately 135ft. Offered for sale with no onward chain.

- Entrance hall
- Sitting/dining room with doors onto the garden
- Fitted kitchen
- Two bedrooms
- Re-fitted shower room
- Off-street parking with gated side access to the rear
- South-westerly rear garden
- Eco-build studio/home office
- Council Tax Band: C
- EPC Rating: C

The accommodation comprises an entrance hall with stairs rising to the first floor, a bright double aspect sitting/dining room with patio doors opening onto the rear garden, and a fitted kitchen. Upstairs are two generously proportioned bedrooms and a recently refitted shower room. The property further benefits from gas-fired central heating and double glazing throughout.

To the front, the garden has been laid to shingle to provide convenient off-street parking, with gated pedestrian side access leading to the rear. The well proportioned rear garden is a particular feature, extending to approximately 135ft and enjoying a sunny south-westerly aspect. It incorporates an excellent 25ft x 11ft eco-build studio/home office, creating a versatile and attractive addition to this delightful home.

Guide Price £450,000 Freehold





Local amenities are located at Elms Parade and West Way Square, including a Tesco Express, Co-op supermarket, medical centre, dentists, opticians, butchers, deli, restaurants and library. Botley is well-connected with regular bus service to Oxford city centre and Abingdon and with Oxford Parkway and Oxford Railway stations offering a fast 50 minute service to London Marylebone and Paddington respectively. There are country walks to Wytham and Cumnor villages and into Oxford via North Hinksey village and Willow Walk.

According to Ofcom, Superfast and Ultrafast broadband is available and mobile voice and data coverage is good outdoors and variable indoors with certain providers.

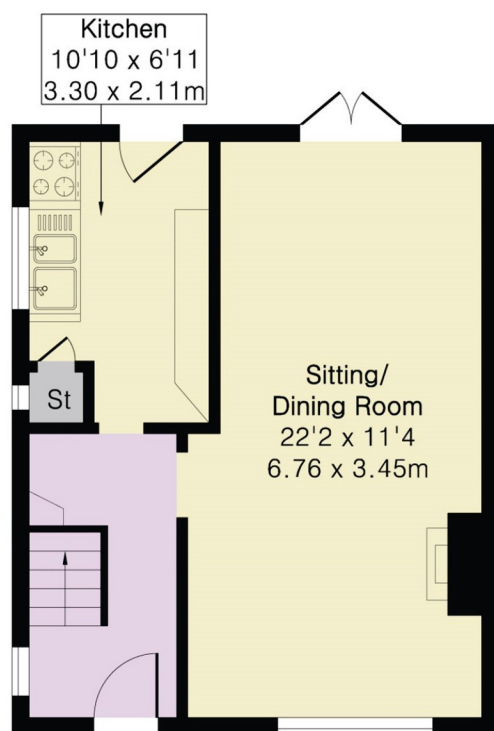


Approximate Gross Internal Area 772 sq ft - 72 sq m (Excluding Outbuilding)

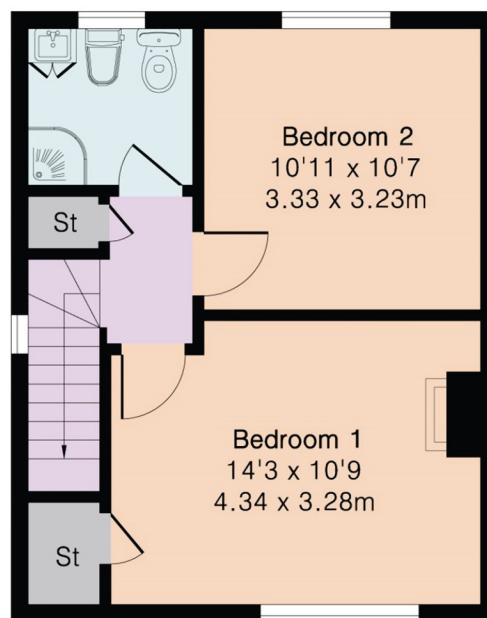
Ground Floor Area 386 sq ft – 36 sq m

First Floor Area 386 sq ft – 36 sq m

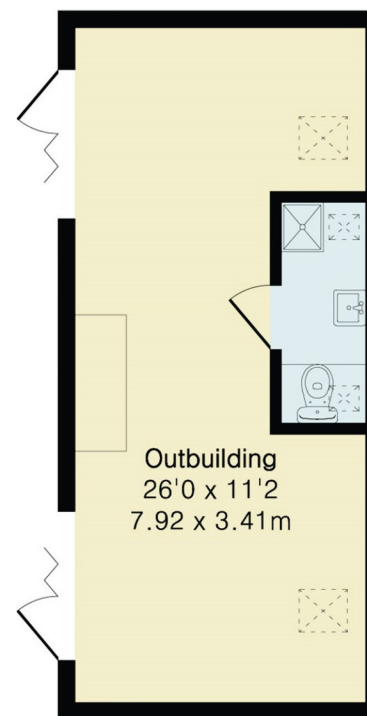
Outbuilding Area 420 sq ft – 39 sq m



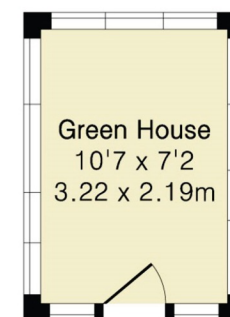
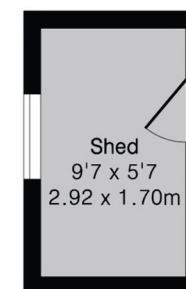
Ground Floor



First Floor



Outbuilding



Outbuilding