



THOMAS
MERRIFIELD
SALES LETTINGS

21 Courtland Road,
Iffley, Oxford, OX4 4HZ

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A charming bay-fronted three-bedroom semi-detached home which combines attractive period character on the outside with stylish, modern interiors within and is situated in a sought after road on the borders of Iffley.

- Semi-Detached Family House
- Three Bedrooms
- Front Aspect Living Room
- Shaker Style Fitted Kitchen
- Upgraded Family Bathroom
- Parking
- South Facing Generous Rear Garden
- No Upper Chain
- Council Tax Band: C
- EPC Rating: D

Offered with no upper chain, the property features well-planned, family-friendly accommodation and has been greatly improved over the years.

The ground floor includes an entrance hall, front aspect living room with wood-effect flooring and a log burner. The dining area with French doors to the garden flows effortlessly into a fitted kitchen with grey shaker style units and quartz worktops.

Upstairs offers a principal bedroom with fitted wardrobes, a second double bedroom, a third bedroom, and a bathroom with bevelled edge metro style wall tiles and marble-effect tiled flooring.



Guide Price: £500,000 Freehold



To the front there is a shared dropped kerb to a gravel driveway with parking, lawn, and path to the front door. There is a gated side access leading to the rear. The south facing rear garden boasts a paved seating area with steps up to a large area of lawn.

Located in popular Iffley Borders, close to Oxford city centre and about ½ mile from Iffley Village, with nearby amenities, easy access to the Science and Business Parks, and links to the A34 and A40/M40.

According to Ofcom, Superfast & Ultrafast broadband is available and mobile and data coverage is good outdoor and good/variable in home (depending on provider).

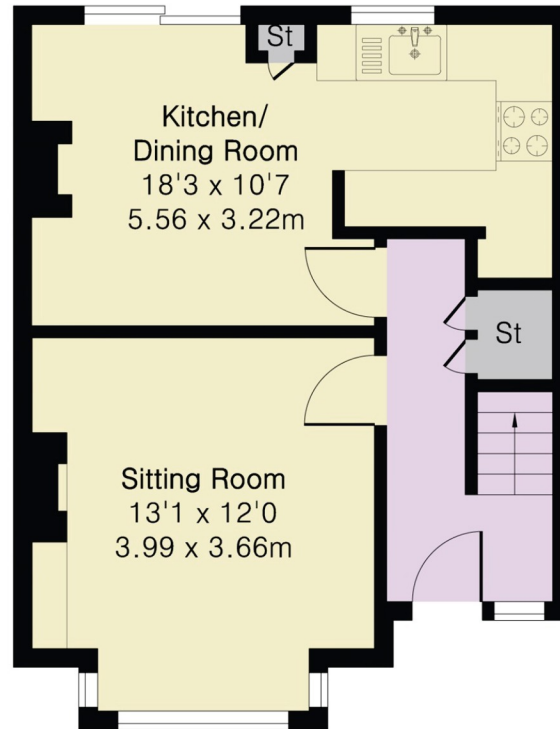


Approximate Gross Internal Area 820 sq ft - 77 sq m

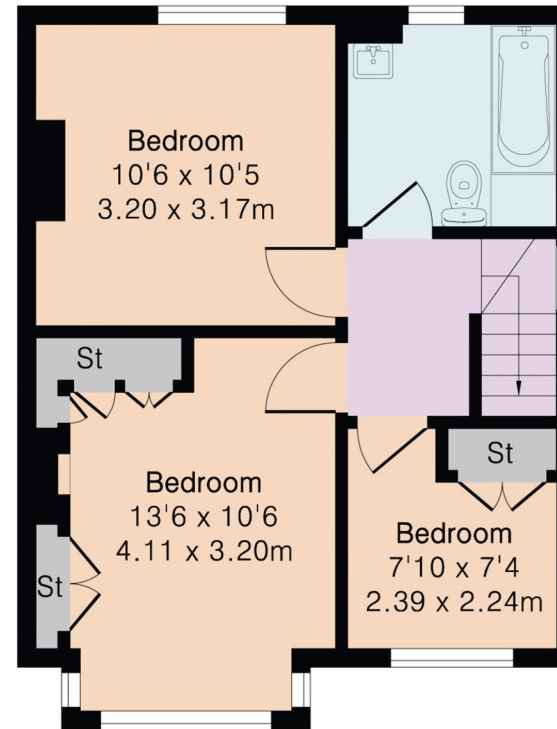
Ground Floor Area 405 sq ft – 38 sq m

First Floor Area 415 sq ft – 39 sq m

Garden
63'10 x 23'0
19.45 x 7.00m



Ground Floor



First Floor