



17 Delbush Avenue, Headington, OX3 8EA

Guide Price £485,000 Freehold

THOMAS
MERRIFIELD
SALES LETTINGS



The Property

Situated in this sought-after location a well presented three bedroom semi detached property with ample driveway parking, garden and double garage.

Ground floor accommodation enjoys the benefit of solid oak wood flooring, comprises entrance hall, sitting room, dining room, cloak room, kitchen/breakfast room with Iroko worktops, enjoying views on to the rear garden.

On the first floor there are three bedrooms and a bathroom.

Garden to front with driveway parking leading to double garage.

Rear garden enjoys a good size patio area with the remainder laid to lawn.

Double garage with power and light.

Additional information to note:

- Electric, gas, water and drainage are connected to the property.
- OFCOM checker indicates that standard to ultrafast broadband is available at the property.
- OFCOM checker indicates coverage is good with O2 & Vodafone, good outdoor and inhome with Three and good outdoor and variable in home with Three.
- Properties built or renovated pre-1999 may contain asbestos in certain building materials e.g. Artex, vinyl tiles, sheet boards, corrugated roofing, pipework and lagging/insulation. These are generally considered safe unless disturbed but prospective buyers must take their own advice.
- For information on restrictive covenants please contact the office.





Key Features

- Semi detached
- Three bedrooms
- Sitting room
- Dining room
- Kitchen/breakfast room
- Cloak room
- Bathroom
- Gardens
- Double garage
- Driveway parking

The Location

Walking distance to local Primary school

Ideally situated for excellent bus links to Oxford City including Universities, Rail Station, Hospitals and also London Victoria, Heathrow & Gatwick Airports from Thornhill Bus Station.

Shotover Country Park nearby.



**Approximate Gross Internal Area 903 sq ft - 84 sq m
(Excluding Garage)**

Ground Floor Area 559 sq ft – 52 sq m

First Floor Area 344 sq ft – 32 sq m

Garage Area 431 sq ft – 40 sq m



Floor plan produced in accordance with RICS Property Measurement 2nd Edition. Although Pink Plan Ltd ensures the highest level of accuracy, measurements of doors, windows and rooms are approximate and no responsibility is taken for error, omission or misstatement. These plans are for representation purposes only and no guarantee is given on the total square footage of the property within this plan. The figure icon is for initial guidance only and should not be relied on as a basis of valuation.



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