



**Connells**

Watlington Road  
Cowley Oxford



### Property Description

Upon entering the property via a porch, you are welcomed into an open-plan kitchen/breakfast room, providing a practical space for both cooking and dining. The kitchen is fitted with a range of wall and base units and includes the usual appliances and fittings expected in a modern family home, together with ample worktop and storage space.

Leading off the kitchen/breakfast room is the living room, located to the rear of the property. This reception space benefits from sliding doors opening directly onto the rear garden. A door from the living room leads to a utility room, which is fitted with additional wall and base units, worktops, a wash basin and plumbing for a washing machine. Accessed from the utility room is a ground floor shower room with WC.

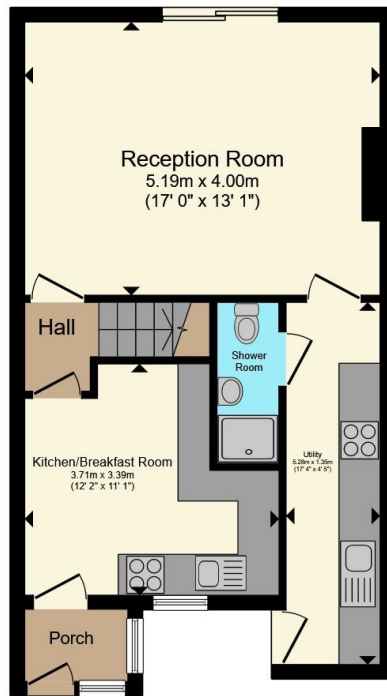
The first-floor accommodation comprises three well-proportioned bedrooms, one of which benefits from a built-in cupboard. A family bathroom serves the bedrooms, while the landing provides access to several useful storage cupboards.

Externally, the property benefits from a front garden and an enclosed south-west facing rear garden with gated rear access.

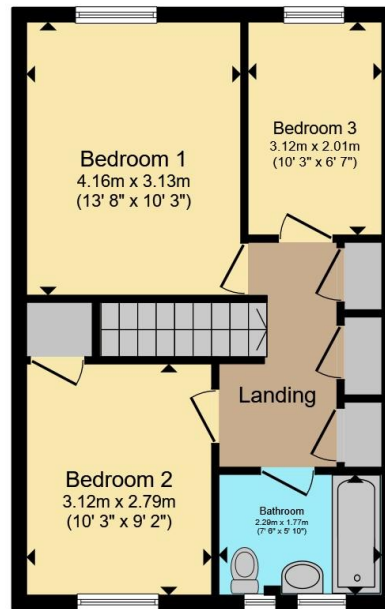
Blackbird Leys is located to the southeast of Oxford and is well placed for access to major employment hubs, including the BMW Mini Plant, Oxford Science Park, Oxford Business Parks and Cowley retail Park.

Please note that an AML fee is chargeable once an offer is accepted to cover the cost of carrying out the required identity and anti-money laundering checks.





**Ground Floor**



**First Floor**

Total floor area 90.3 m<sup>2</sup> (972 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by [www.propertybox.io](http://www.propertybox.io)

**Connells**



To view this property please contact Connells on

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OXFORD OX4 3LR

EPC Rating: D Council Tax  
Band: C

**view this property online [connells.co.uk/Property/COW310973](http://connells.co.uk/Property/COW310973)**

Tenure: Freehold



1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures, fittings or services and it is in the buyers interest to check the working condition of any appliances.

Connells Residential is registered in England and Wales under company number 1489613, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.

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