



EDGEWAY ROAD
MARSTON, OXFORD, OX3 0HF

**PENNY &
SINCLAIR**

EDGEWAY ROAD

MARSTON, OXFORD, OX3 0HF

- Detached • Three Good Size Bedrooms • Extended Lounge/Diner
- Secure Side Access • South Facing Rear Garden • Bi-Folding Doors

DESCRIPTION

Set on a very popular side road close to the Marston cycle path. A beautifully presented three bedroom detached family home. Having been extended on the ground floor the property now offers a spacious living room with ample space to dine, Bi-folding doors have been added to bring the outside in on warm sunny days. There is also an integral passageway to the side of the house providing access to the rear garden. The property briefly comprises, entrance hall, kitchen breakfast room, lounge/diner, side passageway, three bedrooms, a first floor family bathroom. Outside you have front and rear gardens.

LOCATION

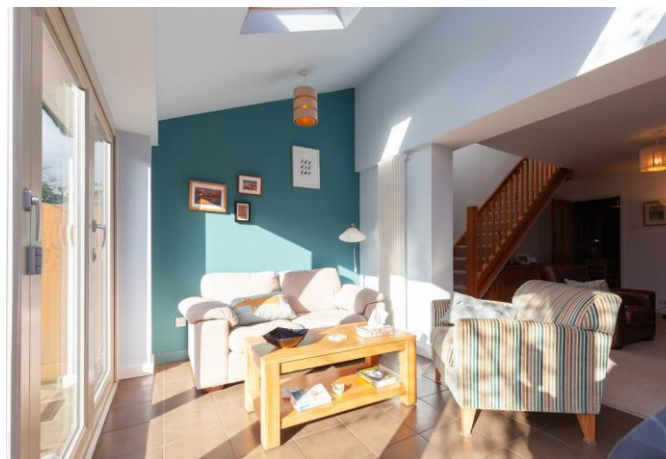
Edgeway Road is a quiet residential road with a welcoming community feel. The house is close to the Marston cycle/walking path that leads to the city centre via South Parks Road. There is a local convenience shop and a vibrant pub/café at the top of the road, as is the sought-after St Michael's Church of England Primary & Pre-school. There are regular bus routes along Marston Road, and there are frequent public transport links to London and the airports from nearby St Clements. The Headington hospitals are within easy reach, as is Brookes University and the Oxford Ring Road. The property has excellent proximity to the green spaces of the University Parks, South Park and Headington Hill Park.

DIRECTIONS

From our City office on The Plain, follow St Clements Street and on reaching the junction at the bottom of Headington Hill, turn left into Marston Road. Proceed past the University playing fields on the left and take the second left into Edgeway Road where the property will be found on the left hand side.

VIEWING ARRANGEMENTS

Strictly by appointment with Penny & Sinclair. Prior to making an appointment to view, Penny & Sinclair strongly recommend that you discuss any particular points which are likely to affect your interest in the property with a member of staff who has seen the property, in order that you do not make a wasted journey.





SERVICES

All mains services are connected.

TENURE & POSSESSION

The property is Freehold and offers vacant possession upon completion.

LOCAL AUTHORITY & COUNCIL TAX

Oxford City Council,

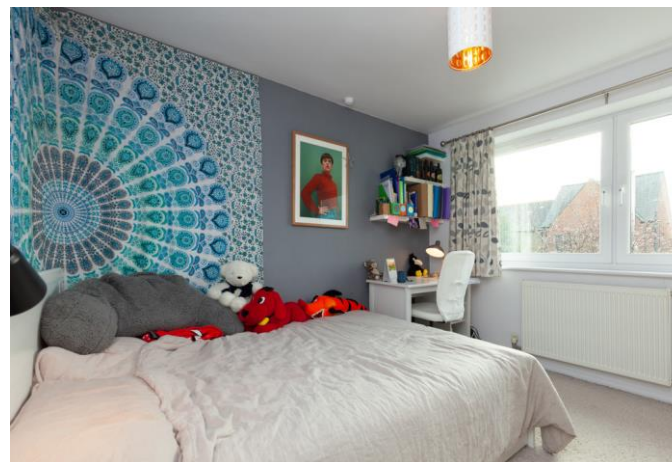
Town Hall,

St Aldates

Oxford OX1 1BX

Telephone (01865) 249811

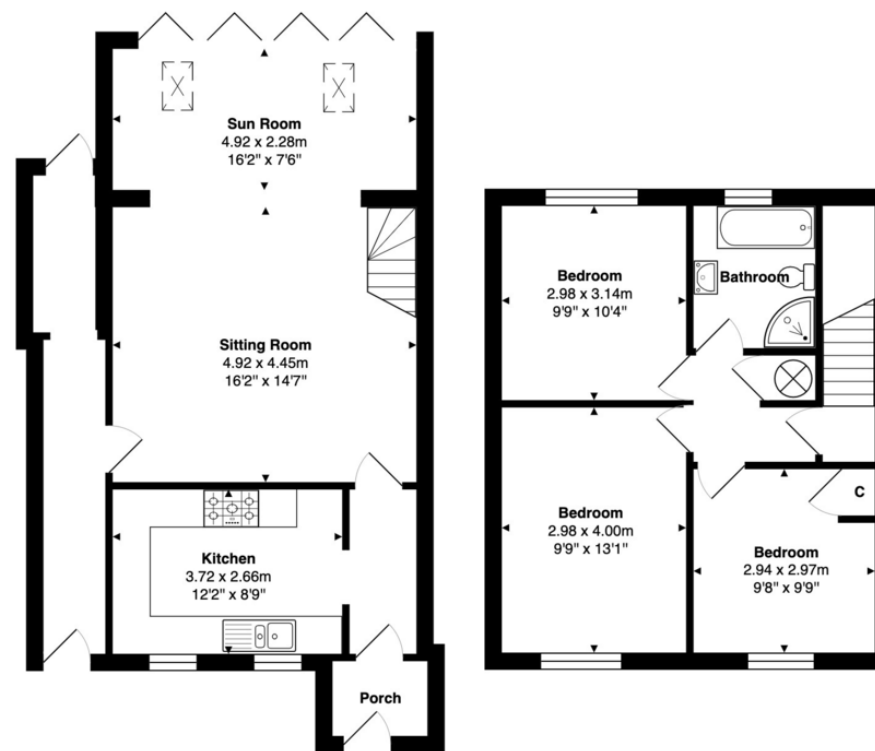
Council Tax Band 'D' amounting to £2222.19 for year 2022/23





Approximate Gross Internal Area

103 m² / 1109 ft²



Ground Floor

1st Floor

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms, and any other items are approximate. No responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such.
 Drawn by E8 Property Services. www.e8ps.co.uk



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