



14 Bulan Road  
Headington, Oxford  
OX3 7HT

To Let  
£2,250 PCM

**RB** REASTON BROWN

## Refurbished Family Home, Offering 3-5 bedrooms, Spacious Kitchen-Diner, Expansive garden All Just A Leisurely Short Walk From The Vibrant Headington Centre

Elegantly traditional and refurbished, this family home offers a notably versatile layout with potential configurations of 3 to 5 bedrooms and is conveniently located within a friendly neighbourhood. Entry is to the side into a hallway, allowing access to all the ground floor rooms including the two flexible ground floor rooms. These rooms radiate potential, whether serving as an additional bedroom or a sitting or study room, giving you ultimate flexibility. Envisage hosting heartwarming family gatherings in the seamlessly flowing open-plan lounge and dining area, whilst the spacious kitchen and breakfast room, with matching wall and floor units complete with eye level electric cooker, gas hob, dishwasher stands ready to inspire your culinary adventures. Supplementary to these, there is a utility room, complete with a washing machine, and a handy ground-floor shower and washroom. Ascend to the first floor to find a well-appointed bathroom, equipped with a white suite with a shower over the bath and three generously proportioned bedrooms, presenting a mixture of two doubles and a sizable single room. The outdoors competes with the interiors, offering ample parking with gated access to the rear and expansive rear gardens including practical sheds and a congenial patio area, perfect for those cherished sunny days. Benefitting from double glazing, gas central heating throughout and select newly fitted carpets. Adhering to a policy that welcomes family lets or couples only, this home maintains a non-smoking and pet-free environment. Council Tax Band D EPC Rating of D 56.

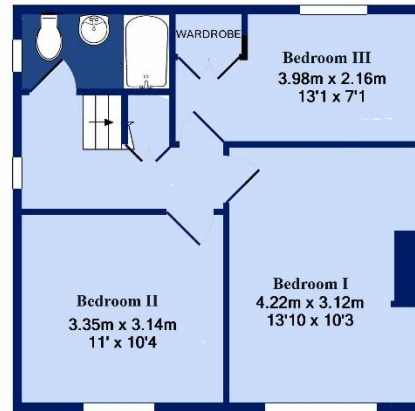
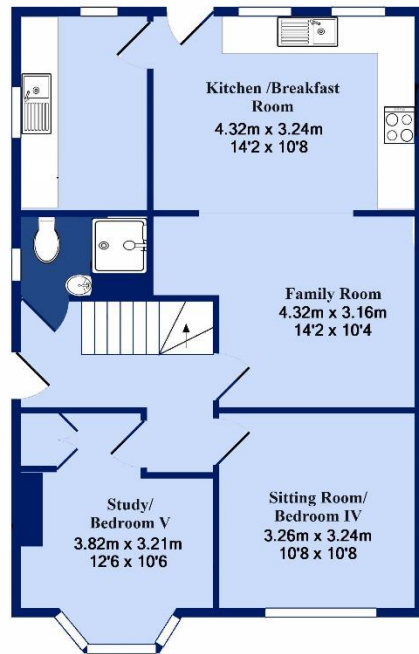
### Situation

Nestled in Headington's desirable enclave this residence is a neighbour to a tranquil nature reserve, offering peaceful walks and a breath of fresh air just steps from your front door. Merely a stone's throw from pivotal medical institutions like the Nuffield, Churchill, and John Radcliffe Hospitals, and the academic hub of Oxford Brookes University, it provides seamless access for healthcare professionals and academicians alike. The property is also a boon for families, offering proximity to a plethora of both state and private educational facilities. Headington itself is a treasure trove of amenities, from comprehensive shopping outlets to a myriad of everyday essentials, all wrapped in a vibrant, community atmosphere. Beyond local charms, the residence boasts excellent connectivity to London via regular bus routes and is a mere 2 miles from Oxford City's eclectic mix of cultural, entertainment, and culinary delights. From theatres and museums to an exquisite selection of cafes and restaurants, embrace a life where every convenience is not merely a promise but an actuality.

*The property comprises the following with all dimensions being approximate only.*







Approx. Gross Internal Floor Area 1109 Sq Ft (103 Sq M)

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All measurements of walls, doors, windows and fitting and appliances, including their size and location, are shown as standard sizes and therefore cannot be regarded as a representation by the seller.



*Costs:- Holding Deposit is 1 week's rent  
(calculated as monthly rent x 12 ÷ 52)*

*Rent in advance = One Month's Rent  
Deposit 5 week's rent (calculated as  
monthly rent x 12 ÷ 52 x 5)*

*If you provide misleading information on your pre  
application form or withhold/delay the referencing  
process you may forfeit your holding deposit*

*Viewing is Strictly by Appointment through Reaston Brown*

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