



174 Green Ridges,  
Headington, Oxford, OX3 8LZ

Guide Price £350,000

**RB** REASTON BROWN

# A Two Bedroom Town House With Off Street Parking And Courtyard Garden. Close To All Amenities And Oxford Ring Road, Benefiting From Great Transportation Links To Oxford and London. NO CHAIN

**Green Ridges** offers a versatile layout across three floors, as you step inside, the spacious hallway houses the convenient downstairs cloakroom. Ascending the stairs to the first level, double doors open to a spacious and sunlit sitting room with French doors leading to a charming Juliet balcony overlooking the front of the property. The kitchen has white high-gloss wall and floor cupboards with induction hob and built in oven, with double doors providing seamless access to the private courtyard garden.

Moving up to the second floor, you'll find a hallway with a window offering natural light and access to two bedrooms. One of the bedrooms is rear-facing and includes a built-in wardrobe, while the master bedroom, situated at the front, features a double built-in wardrobe and solid wood flooring. The upper level is completed with a family bathroom that includes a white bath and an up-and-over shower.

The convenience of an integral garage with direct access from the house, offers the option of either secure parking or a highly functional utility space. It's worth noting that some neighbouring properties on the street have successfully converted similar spaces into a third bedroom, showcasing the potential for expansion and customisation. A driveway at the front of the property provides convenient access to the single garage, with off road parking for two vehicles.

Oxford City Council - Council Tax Band: C EPC:C

## Situation

Just 1 mile from Headington, a vibrant neighbourhood in Oxford, offers an outstanding array of shopping opportunities, including Waitrose supermarket and a delightful array of independent shops. Headington also boasts a diverse and eclectic selection of restaurants, cafés, and pubs for those seeking culinary delights and social experiences.

Oxford is situated right in the heart of England. For railway commuters, the Oxford Mainline Station provides swift train connections to London Paddington, with a travel time of approximately 60 minutes. Alternatively, you can access London Marylebone from Oxford Parkway station in just 1 hour and 7 minutes via the fast train service.

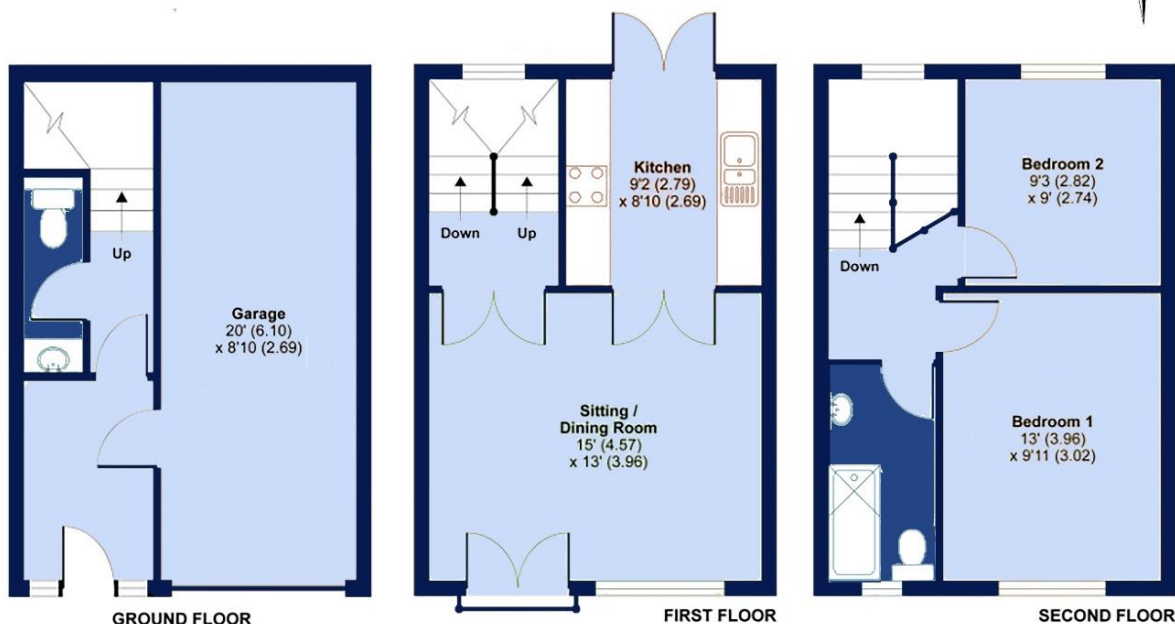
If you prefer bus travel, the regular Oxford Tube and other bus services to London also offer links to London airports and are conveniently on hand.

Additionally, the property enjoys excellent proximity to major transportation routes, including the A40, Oxford Ring Road, and subsequent connections to the M40 and Birmingham.

*The property comprises the following with all dimensions being approximate only. Please note that Reaston Brown has not tested appliances or systems and no warranty as to condition or suitability is confirmed or implied. Any prospective purchaser is advised to obtain verification from their Surveyor or Solicitor.*





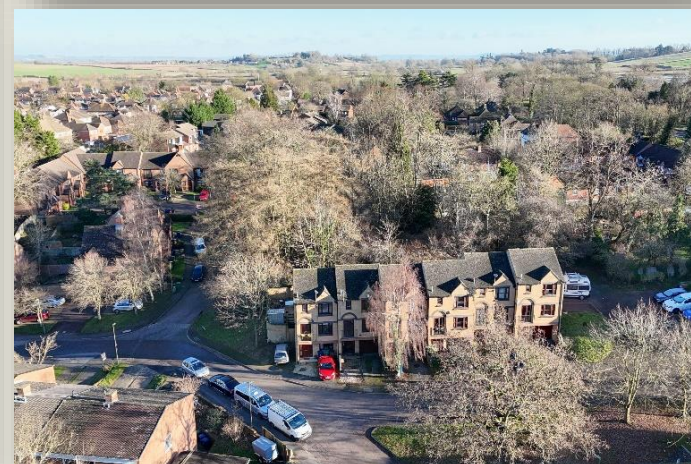


Approx. Gross Internal Floor Area 972 Sq Ft ( 90.2 Sq M)

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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.

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*Viewing is Strictly by Appointment through Reaston Brown*

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