

FOR SALE



Upway Road, Headington
Guide Price £525,000

MARTIN&CO

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Key Notes:

- 4 Bedrooms
- Kitchen
- Utility Room
- Shower Room
- Bathroom
- Living Room
- South-East Facing Spacious Rear Garden
- Off Road Parking
- Semi-Detached House
- Close to John Radcliffe Hospital and Local Schools



Score	Energy rating	Current	Potential
92+	A		
81-91	B		84 B
69-80	C	74 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		



This extended four bedroom family home is located on the ever-popular Upway Road in Headington and is situated within easy access to the John Radcliffe and other major research hospitals.

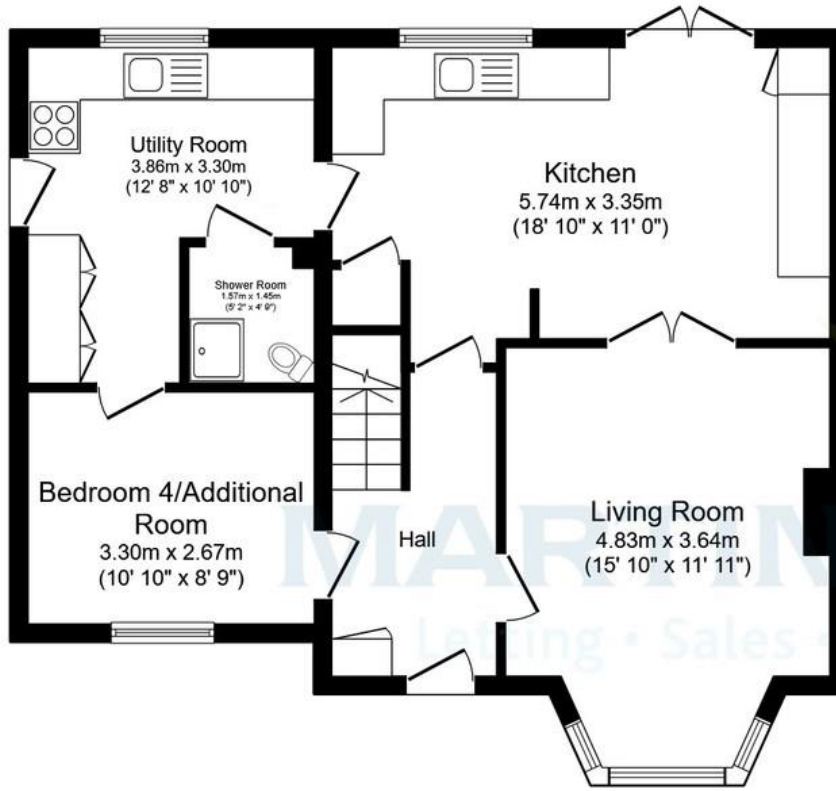
This property has been updated and meticulously maintained by its current owner and offers well-proportioned accommodation and unrivalled versatility with potential to utilise a portion of the ground floor accommodation as an annexe with additional earning potential.

Externally this property offers a fabulous, landscaped south-easterly facing rear garden which is enclosed, private and beautifully planted which also features a patio area and summer house.

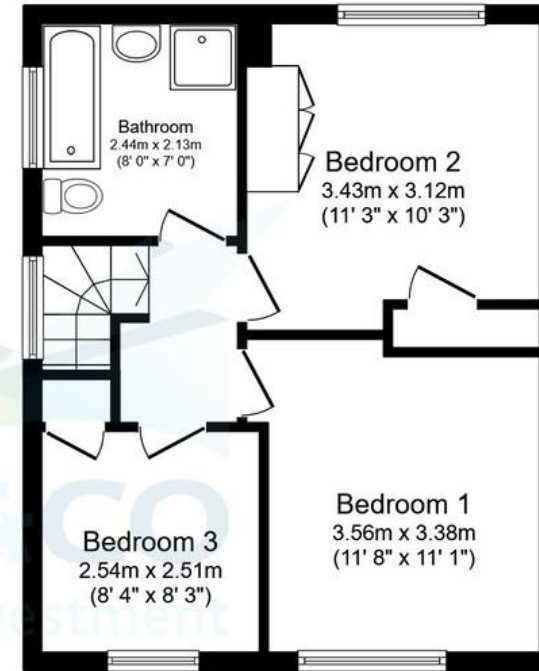
Internally, on the ground floor this home comprises: Entrance porch leading in to hallway, beautifully presented, bay fronted main reception area with wooden flooring, an open-plan kitchen/dining area with breakfast bar and access to the rear garden. The extended portion of the ground floor which has been utilised as an annexe consists of a double bedroom, shower/cloak room and good-sized kitchen.

The first floor comprises: Front facing double bedroom, front facing single bedroom with fitted storage, a further double bedroom which overlooks the rear of the property and offers fitted wardrobes and access to the loft room - Itself offering significant storage and potential to convert into further accommodation, subject to necessary consents.





Ground Floor
Floor area 66.8 m² (719 sq.ft.)



First Floor
Floor area 41.5 m² (447 sq.ft.)

TOTAL: 108.3 m² (1,165 sq.ft.)

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 orientations are approximate. No details are guaranteed, they cannot be relied upon for any purpose and do not form any 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

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