



12 Elton Close, Headington,
Oxfordshire, OX3 8FL

 **Griffith & Partners**
ESTATE AGENTS, VALUERS AND RESIDENTIAL LETTINGS



DESCRIPTION

A modern executive property in the convenient area of Sandhills on the outskirts of Oxford City Centre. The property benefits from kitchen, living/dining room, master bedroom with en suite shower room, two further bedrooms, family bathroom, garden and parking. No onward chain.

SITUATION:

The property is located in a quiet cul-de-sac in this attractively designed development and is within very easy reach of all transport lines in and out of Oxford. Oxford, the City of Dreaming Spires, is famous the world over for its University and its place in History. For over 800 years,

it has been a home to royalty and scholars, and since the 9th century an established town, although people are known to have lived in the area for thousands of years. Nowadays, the city is a bustling cosmopolitan town, still with its ancient University, but home also to a growing hi-tech community. Many businesses are located in and around the town, or in one of the science and business parks located around. There is a large and varied range of shops and amenities all associated with a large community.

ACCOMMODATION - GROUND FLOOR:

Pleasant entrance with wood panel part glazed front door with tiled porch roof over, leading to:

HALLWAY:

Doors to cloakroom, kitchen and living/dining room. Staircase rising to first floor.

CLOAKROOM:

White Suite comprising wall mounted hand wash basin and close coupled WC. High level obscured glass window to the side.

KITCHEN: 3.38m (11'1") x 2.68m (8'10")

Generous kitchen with a range of base and wall mounted units housing cupboards and drawers, roll top work surfaces, inset stainless steel sink and drainer unit with mixer tap, built in electric oven with gas hob and extractor fan over, fridge freezer, washing machine and dishwasher. Double glazed window overlooking the front.



LIVING/DINING ROOM: 4.5m (14'9") x 4.47m (14'8")

A good size reception room, feature electric fireplace with wooden surround and mantle, large under stairs storage cupboard, television aerial point, Double glazed window and French doors to the rear garden.

FIRST FLOOR - LANDING:

A light and open landing with door to airing cupboard and hatch to loft space.

BEDROOM TWO: 2.54m (8'4") x 3.17m (10'5")

A double room with large mirror fronted fitted wardrobe and double glazed window to the rear.

BEDROOM THREE: 2.24m (7'4") x 2.18m (7'2")

A single room with double glazed window overlooking the rear garden.

BEDROOM ONE: 3.41m (11'2") x 2.84m (9'4")

A double room with built in wardrobe, double glazed window to the front aspect and door to:

ENSUITE:

Fitted with a white suite comprising shower cubicle, pedestal hand wash basin and close coupled WC, part tiled walls.

FAMILY BATHROOM: White suite comprising panel sided, pedestal wash basin and close coupled WC., part tiled walls and double glazed obscured glass window to the front.

OUTSIDE - TO THE FRONT:

The property is approached via a tarmac pathway with shrub and lawn borders. Two allocated parking spaces opposite.

REAR GARDEN:

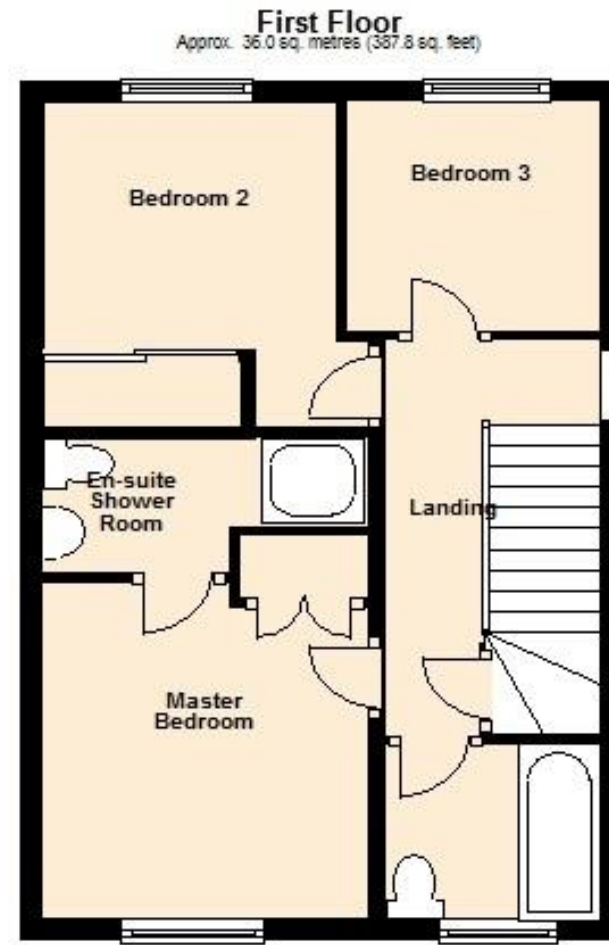
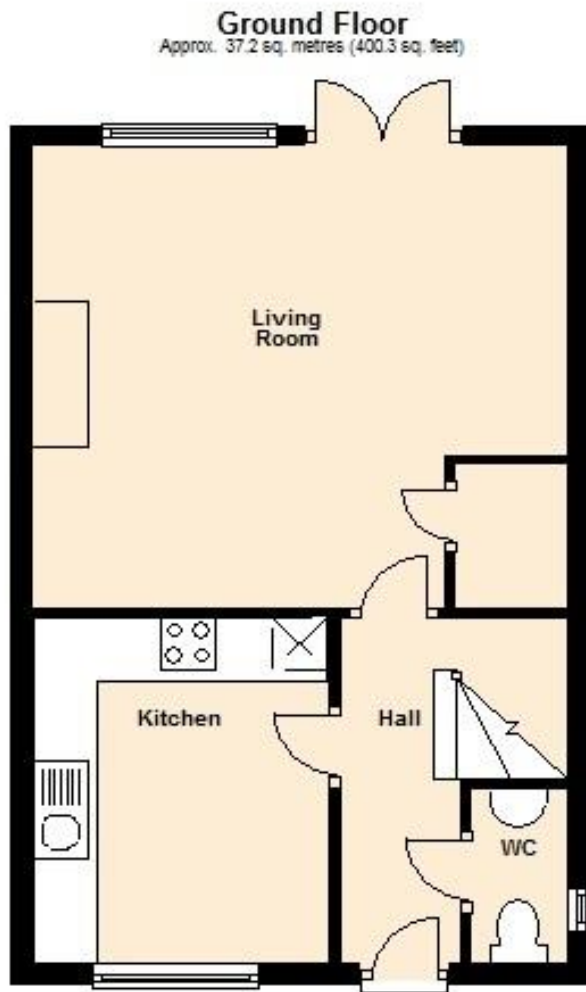
Mainly laid to lawn with raised bed to the rear. Close boarded fencing and small storage shed.

SERVICES AND OUTGOINGS:

Mains gas, water, drainage and electricity. Gas central heating. BT subject to regulations. Oxford City Council - Tax Band D.

EPC RATING:

68 D



Disclaimer: It is not our policy to test services and domestic appliances and cannot verify as to their working order. The purchaser should seek expert advice from solicitors/surveyors. Neither these particulars nor oral representation form any part of any contract and their accuracy cannot be guaranteed.

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