

19 CRAUFURD ROAD

COWLEY, OXFORD OX4 2RA

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Cowley, Oxford OX4 2RA

A four-bedroom family home in Cowley with no onward chain. A spacious family home which has been well looked after and updated by the current owner. At almost 1400 sq ft plus the workshop in the rear garden, this home provides a great space for a family or owner occupier with great access to the local schools.

The ground floor comprises a generous living room through to the sunroom currently used as a dining room. This connects to the kitchen/breakfast room which has been recently updated and is a social kitchen space. There are doors off the kitchen and the sunroom to the sunny garden with workshop. To the front of the property is a handy utility/office space and a ground floor shower room.

The first floor has a practical layout with three double bedrooms, a single / office, toilet, and bathroom.

The rear garden benefits from a westerly aspect and gains the afternoon and evening sun.

**4****1****2****27.5ft garden**

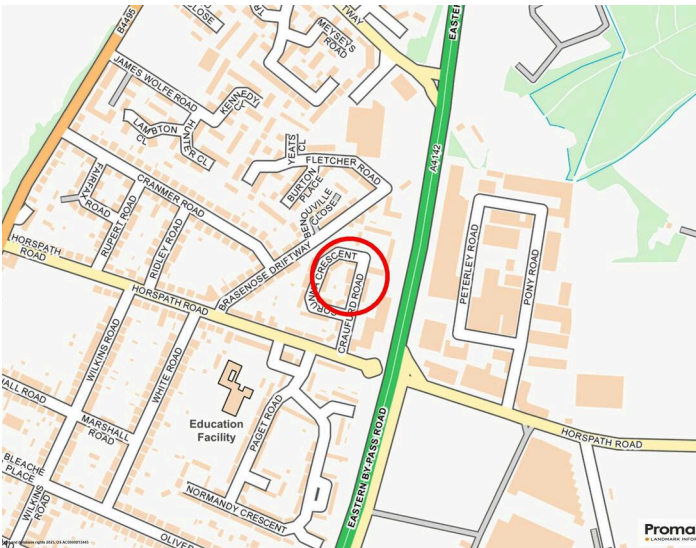
GUIDE PRICE

£475,000





Approximate Gross Internal Area = 129.3 sq m / 1392 sq ft
Outbuilding = 12.1 sq m / 130 sq ft
Total = 141.4 sq m / 1522 sq ft



Council Tax:
Band C - £2270.55

Parking:
Off road parking for 3 cars

Local Authority:
Oxford City Council

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B	85	85
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales		
EU Directive 2002/91/EC		

“LOCATION COMMENT

Craufurd Road is located just off Horspath Road in the Cowley area of Oxford. The location offers easy access onto the ring road and is only a short distance from the Templars Square shopping centre, the local hospitals, Oxford BMW, and the business and science parks.



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