

6 MAYWOOD ROAD

EAST OXFORD OX4 4EE

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East Oxford OX4 4EE

A delightful four-bedroom modern townhouse with driveway parking for two cars and a south facing garden.

Located on the edge of the stunning Iffley Village, the property has accommodation laid out over three floors and benefits from having no onward chain.

The ground floor accommodation comprises an entrance hall, a kitchen/ diner, a spacious sitting room with doors opening out onto the garden, and a WC.

On the first floor there is a sitting room with two Juliet balconies overlooking the garden, and a generous master bedroom with ensuite bathroom.

The second floor features a double bedroom with ensuite shower room, two further bedrooms and a family bathroom.

To the rear of the property there is a south facing courtyard garden with rear access.



4



2



2



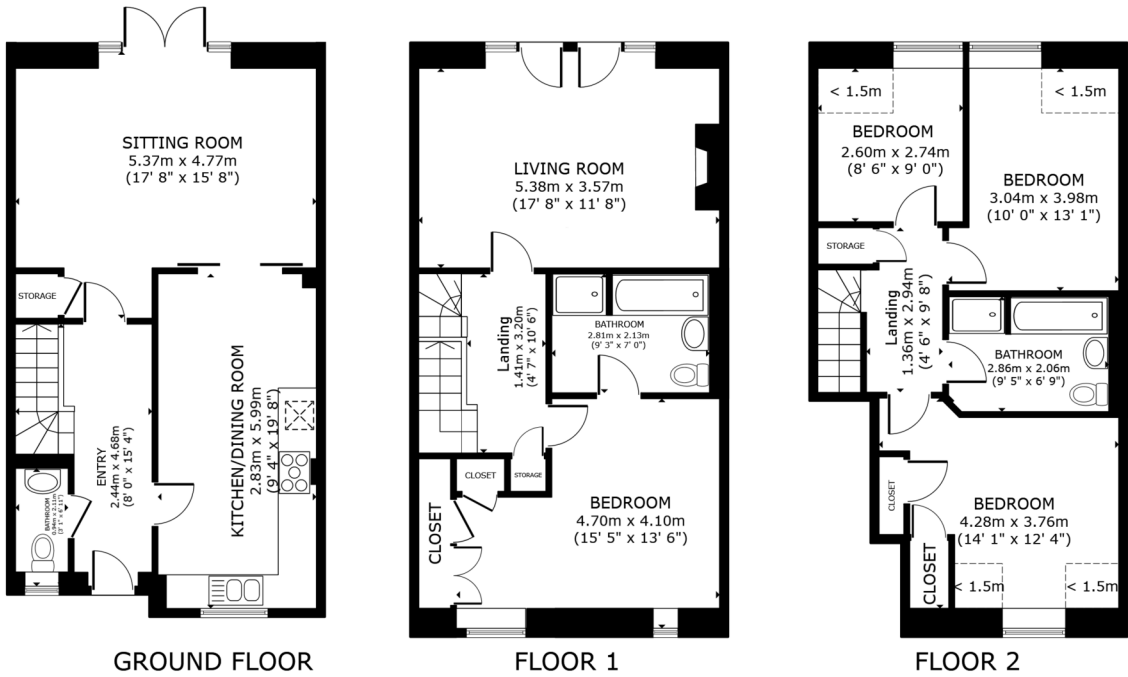
23.6ft garden

GUIDE PRICE

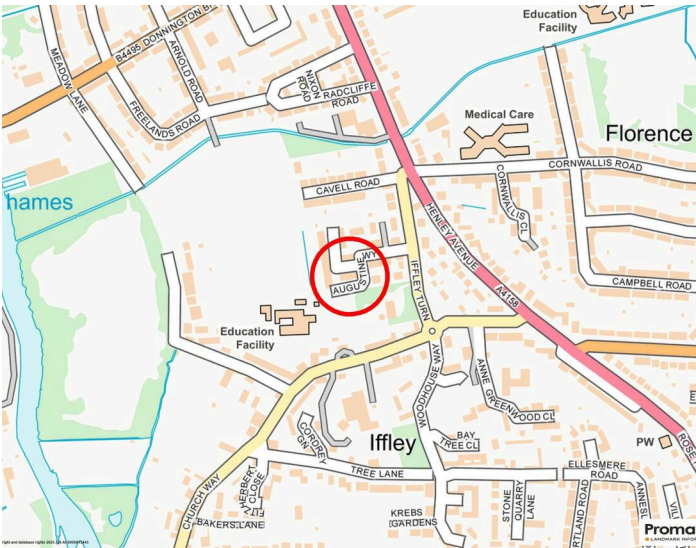
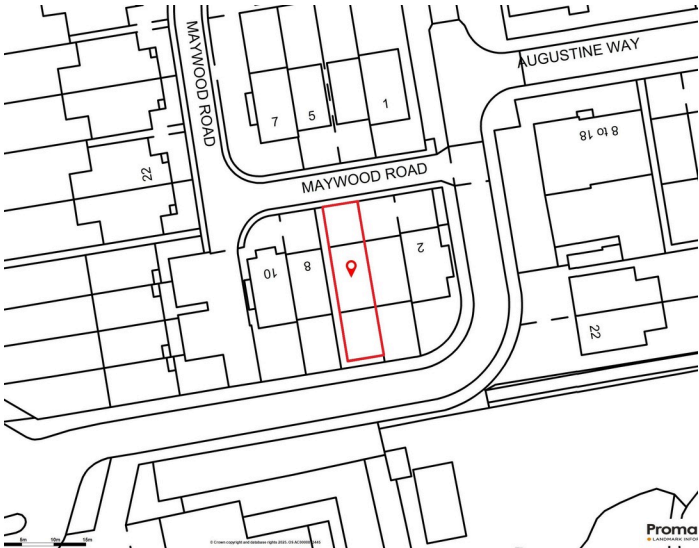
£775,000







GROSS INTERNAL AREA
GROUND FLOOR 52.4 m² (564 sq.ft.) FLOOR 1 53.2 m² (572 sq.ft.) FLOOR 2 44.1 m² (475 sq.ft.)
EXCLUDED AREAS : PATIO 23.6 m² (254 sq.ft.) REDUCED HEADROOM 3.6 m² (39 sq.ft.)
TOTAL : 149.7 m² (1,611 sq.ft.)
SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.



Council Tax:
Band F - £3523.00

Parking:
Off-street parking for 1 car to front

Local Authority:
Oxford City Council

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		86
(69-80)	C	78	
(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

Maywood Road is a modern development built by Banner Homes in 2008 . The development is located in the incredibly desirable area of Iffley Village with its entrance on Iffley Turn. The location offers easy access into the city centre, the ring road, and the eclectic range of amenities around Cowley Road and East Oxford.



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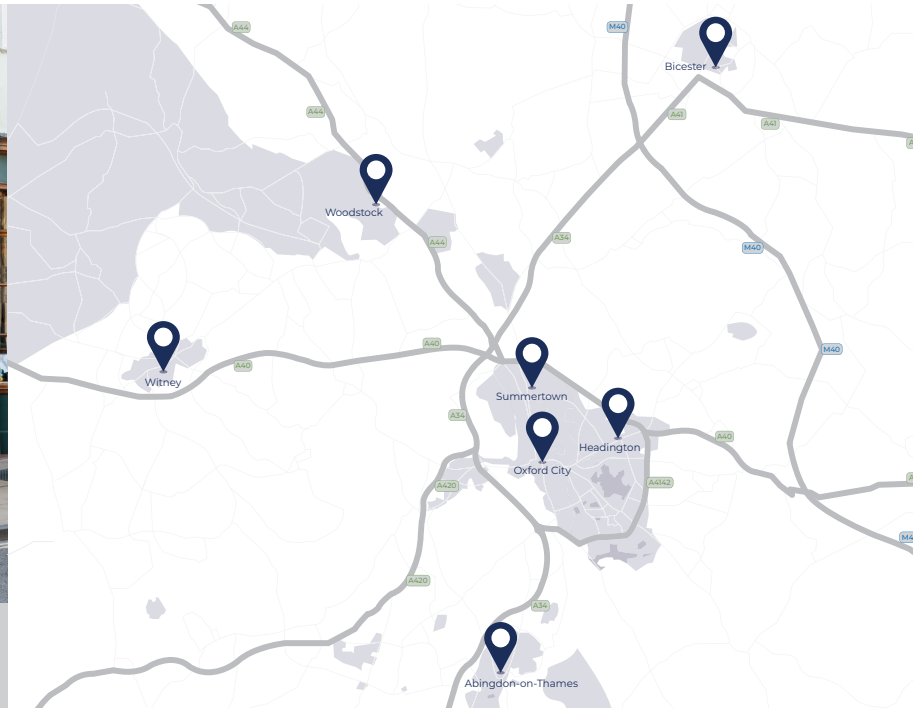
Oxford City Centre

118 High Street
Oxford
OX1 4BX

t: 01865 244 735
e: post@breckon.co.uk



FROM LEFT:
Millie Carless, George Houlbrooke,
Eoin Kehoe



Summertown

t: 01865 310 300 (sales)
t: 01865 20 1111 (letting)
e: summertown@breckon.co.uk

Headington

t: 01865 750 200 (sales)
t: 01865 763 999 (letting)
e: headington@breckon.co.uk

Abingdon-on-Thames

t: 01235 550 550 (sales)
t: 01235 554 040 (letting)
e: abingdon@breckon.co.uk

Witney

t: 01993 776 775 (sales)
t: 01993 899972 (letting)
e: witney@breckon.co.uk

Woodstock

t: 01993 811 881 (sales)
t: 01993 810 100 (letting)
e: woodstock@breckon.co.uk

Bicester

t: 01869 24 24 23 (sales & letting)
e: bicester@breckon.co.uk

New Homes

t: 01865 261 222
e: newhomes@breckon.co.uk

Land Team

t: 01865 558 999
e: land@breckon.co.uk

Letting and Property Management

t: 01865 20 1111
e: lettings@breckon.co.uk

Creative Department

t: 01865 310 300
e: creative@breckon.co.uk

Bespoke by Breckon

t: 01865 765 555
e: bespoke@breckon.co.uk



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