

# 19 THE GARTH

BOTLEY, OXFORD OX2 9AL

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A three-bedroom 1930's semi-detached home with a 124 ft west facing garden, driveway parking, and a garage.

Located on a desirable cul-de-sac, the house comes to the market with amazing potential for modernisation and extensions (subject to the usual consents).

The ground floor accommodation comprises an entrance hall, a spacious reception room with bay windows to the front and patio doors to the rear, and a kitchen.

On the first floor there are two double bedrooms with bay windows, a single bedroom, and a family bathroom with separate WC.

To the rear of the property there is a stunning 124 ft west facing garden.

There is an adjoining garage and driveway parking for two cars.



Approx. 124.3 ft

## GUIDE PRICE

**£500,000**

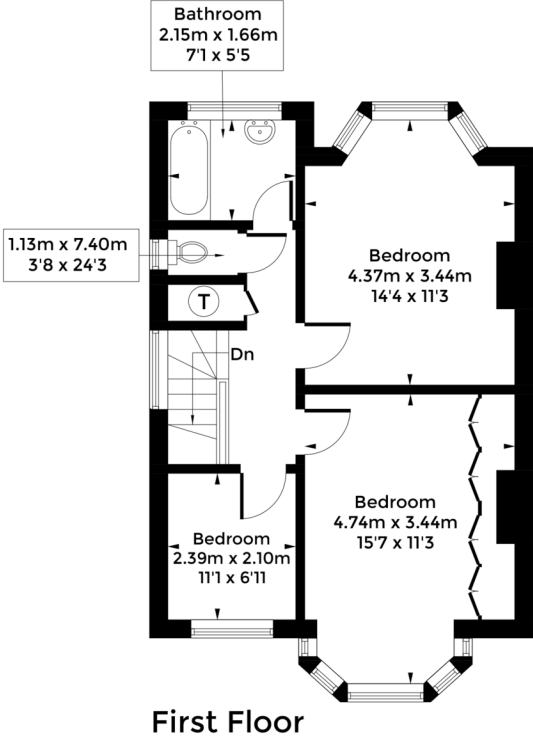
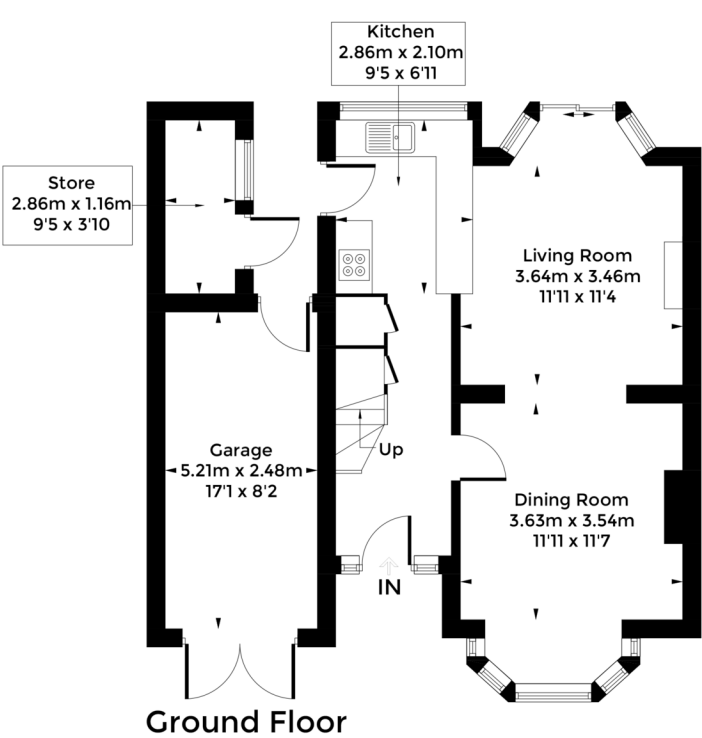








Approximate Gross Internal Area = 93.4 sq m / 1005 sq ft  
Garage / Store = 17.2 sq m / 185 sq ft  
Total = 110.6 sq m / 1190 sq ft



**Council Tax:**  
Band D - £2389

**Parking:**  
Single garage & off-street parking

**Local Authority:**  
Vale of White Horse D.C.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D	60	68
(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

*The Garth is a cul-de-sac of attractive 1930's homes located in the Botley area of Oxford circa 1.5 miles from the city centre. There are a range of local amenities within walking distance at the nearby West Way shopping centre and there are excellent primary and secondary schools within walking distance. Oxford train station is within easy reach as well and the A34 and A420.*





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