

# 11 ANNESLEY ROAD

IFFLEY BORDERS, OXFORD OX4 4JH

# 11 Annesley Road

Iffley Borders, Oxford OX4 4JH

A delightful family home in the sought after Iffley Borders, with no onward chain.

This 4 bedroom home has been extended and modernised by the current owners to create a fantastic, spacious home. Occupying a large plot, which is west facing, this 1930's semi-detached home benefits from off street parking and a home office.

The ground floor comprises, entrance hall, 2 reception rooms, one being 18ft wide, and the dining area with access on to the garden. The kitchen extends off the dining area and boasts lots of workspace plus a utility and ground floor shower room.

On the first floor there are 2 generous double bedrooms, a single bedroom, and extended bathroom with separate bath and shower.

The second floor has a striking loft conversion, the primary bedroom for the home with a Juliet balcony and ensuite.

To the rear of the property is a wonderful garden attracting lots of sun, with a patio, lawn, raised flower beds and a great home office.



4



2



3



130.9ft garden

## GUIDE PRICE

**O.I.E.O: 685,000**

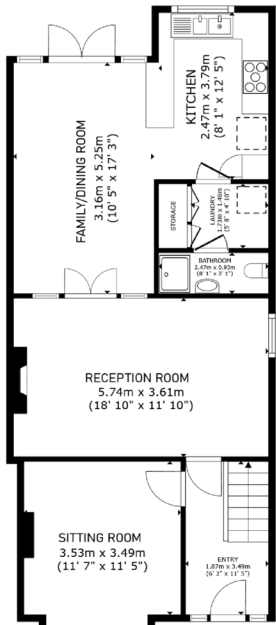




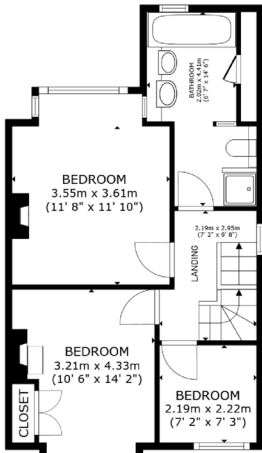




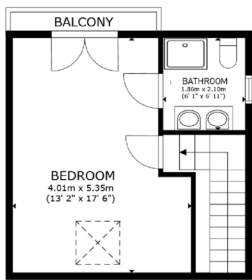
Approximate Gross Internal Area = 1 52.9 sq m / 1 646 sq ft  
Outbuilding = 23.6 sq m / 254 sq ft  
Total = 1 76.5 sq m / 1 900 sq ft



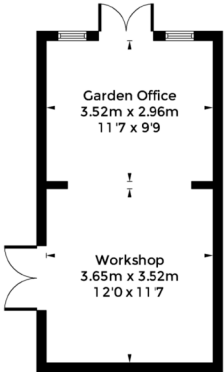
FLOOR 1



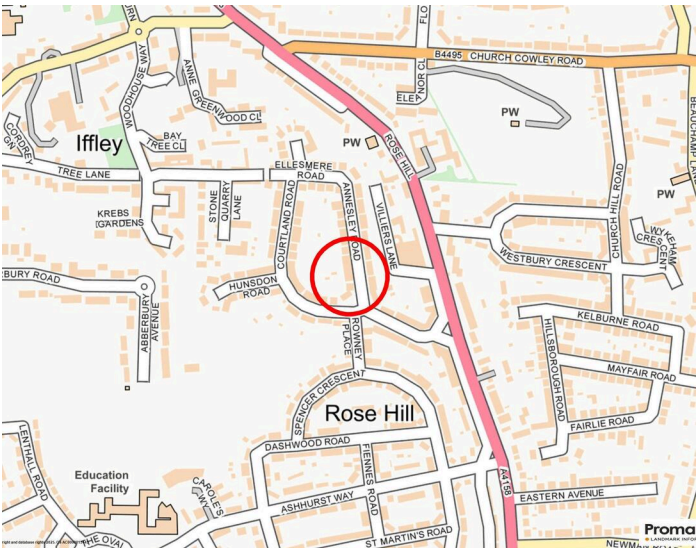
FLOOR 2



FLOOR 3



(Not Shown In Actual Location / Orientation)



**Council Tax:**  
Band D - £2554.37

**Parking:**  
Off-street parking for 2 cars

**Local Authority:**  
Oxford City Council

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

*Iffley Borders is a residential neighbourhood less than 3 miles south-east from Oxford City Centre and within the ring road. The Oxford Science Park, Business Park and BMW Mini are all nearby, as well as access to the A34 and A40/M40. There is a Co-Op, Post Office and Pharmacy all within walking distance.*





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FROM LEFT:  
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Eoin Kehoe



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