

# 17 MEADOW CLOSE

FARMOOR, OXFORD. OX2 9PA

# 17 Meadow Close

Farmoor, Oxford. OX2 9PA

A beautifully presented 4/5 bedroom family home with annex which comes to market in immaculate condition throughout.

The ground floor comprises hall, front reception room, and a convenient ground floor cloakroom W.C. There is a delightful kitchen/diner a family room, a conservatory, a utility room with access to the garage conversion: a bedroom/office/guest suite, with ensuite shower room.

The first floor has access to the boarded loft. There are three double bedrooms and a fourth single bedroom. The bathroom has been updated to a high standard with a roll top bath and shower over bath.

The garden is west facing, attracting lots of afternoon/evening sun. There is a patio area, great for socialising and a lawned area too. To the side of the property there is a storeroom which also acts as a side alley for access from front to rear. To the front is a wide driveway/garden with parking for two cars.

 **4/5**

 **2/3**

 **2**

## GUIDE PRICE

**£625,000**



47.9ft max

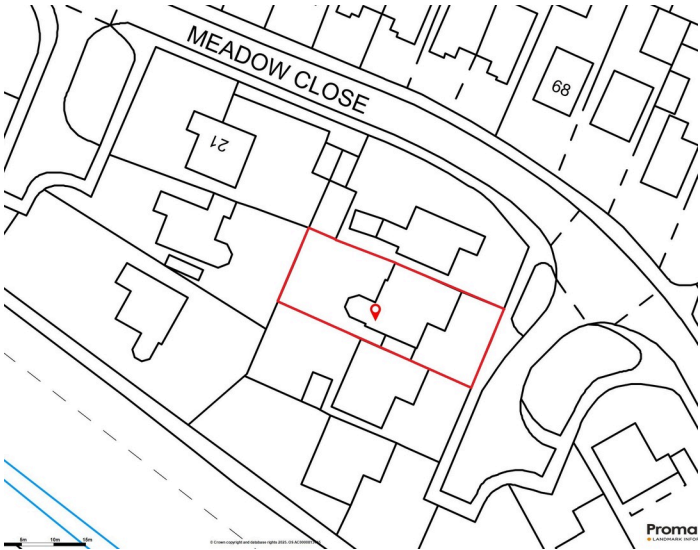








Approximate Gross Internal Area = 170.2 sq m / 1832 sq ft  
Store = 8.7 sq m / 93 sq ft  
Total = 178.9 sq m / 1925 sq ft



**Council Tax:**  
Band E - £2919.89

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

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

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B	83	83
(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

*Meadow Close is located off Oxford Road in Farmoor. The location is perfect for those looking for easy access into Oxford, approx. 4 miles, and also offers quick links onto the A34 and A420. There is also a regular bus service into Oxford city centre and the train station.*

*Matthew Arnold and Bartholomew secondary schools are both only a 10-15 minutes' drive from the property.*





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