

# 11 FOGWELL ROAD

BOTLEY, OXFORD OX2 9SA

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Botley, Oxford OX2 9SA

A 4-bedroom detached home with no chain.

This home has been immaculately looked after by the owner and makes a perfect family home. The ground floor comprises a spacious living room with bay window, a refurbished kitchen / diner to the rear with a peninsula island and French doors on to the Garden. There is a handy utility room as well as a ground floor toilet. There is access from the utility room to the garage.

The first floor provides four well proportioned bedrooms and two bathrooms. The primary bedroom is a double with shower room ensuite and a large wardrobe space. There is a second double bedroom with fitted wardrobes. To the rear on the first floor are a further two bedrooms. The family bathroom is well quipped.

Externally the gardens are beautifully presented. The front has a drive with access to the garage, and the rear has a lovely patio with a gorgeous array of bushes and plants.



Av. 40ft corner plot

## GUIDE PRICE

**£500,000**

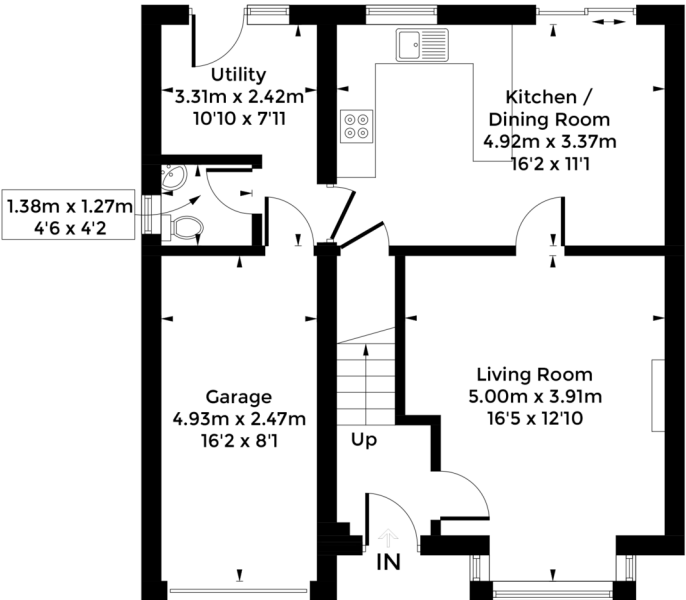




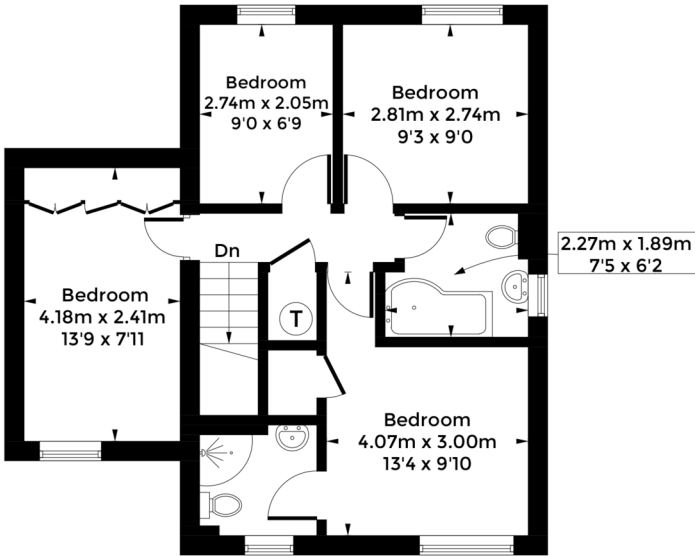




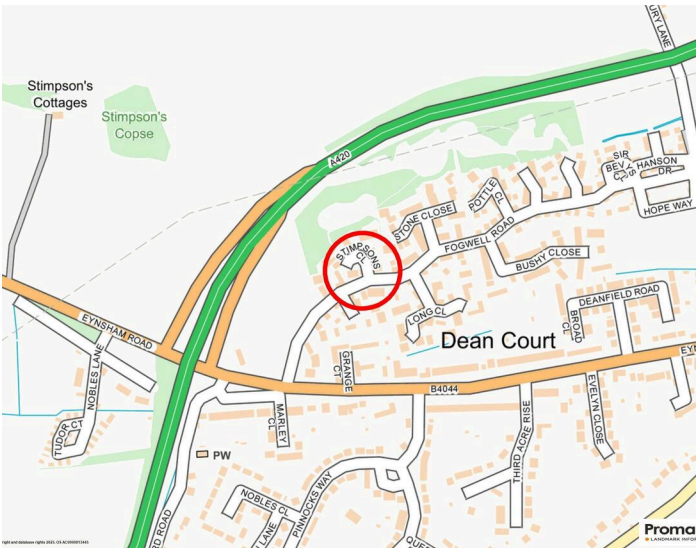
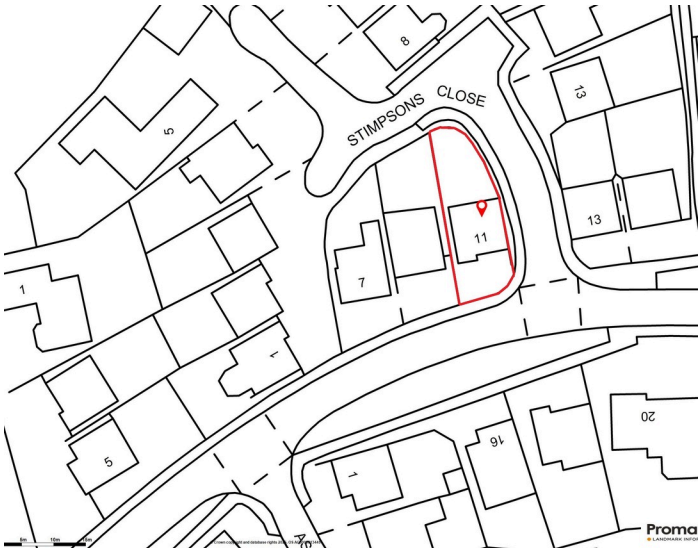
Approximate Gross Internal Area = 115.4 sq m / 1242 sq ft  
(Including Garage)



Ground Floor



First Floor



**Council Tax:**  
Band E - £2919.89

**Parking:**  
Off-street parking

**Local Authority:**  
Vale of White Horse

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D	64	73
(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

*Fogwell Road is located just off the Eynsham Road in Botley and is conveniently located for easy access on to the A420 and A34.*

*Botley has a range of amenities in the newly developed West Way shopping precinct and there are good local primary and secondary schools nearby.*





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