

104 HERSCHEL CRESCENT

COWLEY, OXFORD OX4 3TU

104 Herschel Crescent

Cowley, Oxford OX4 3TU

A beautifully presented three bedroom family home that has been extended on the ground floor and into the loft.

The house features three double bedrooms, and benefits from a garage and a stunning outlook onto the recreation ground at the rear.

The ground floor accommodation comprises an entrance hall, and a stunning open plan living space consisting of a sitting area with bay window and a kitchen/ diner with doors leading out into the garden.

On the first floor there are two double bedrooms, a study, and a family bathroom.

On the second floor is the master bedroom with floor to ceiling windows looking out over the recreation ground and en-suite shower room.

To the rear of the property there is a south east facing garden backing onto the recreation ground. The garden features fruit trees, mature flower beds and a green house.



Approx. 43.6ft

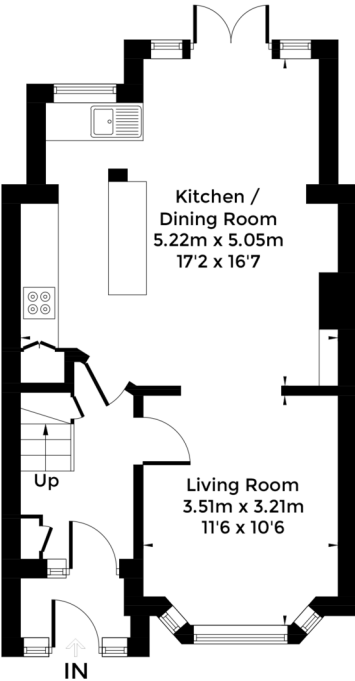
GUIDE PRICE

£475,000

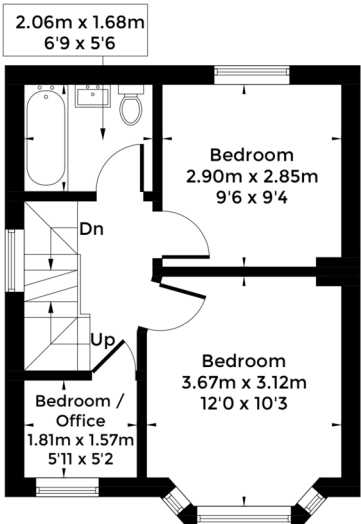




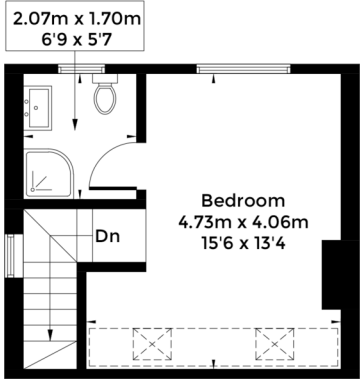
Approximate Gross Internal Area = 99.0 sq m / 1066 sq ft
Garage = 15.1 sq m / 162 sq ft
Total = 114.1 sq m / 1228 sq ft



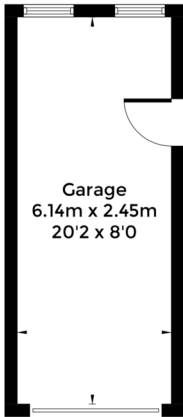
Ground Floor



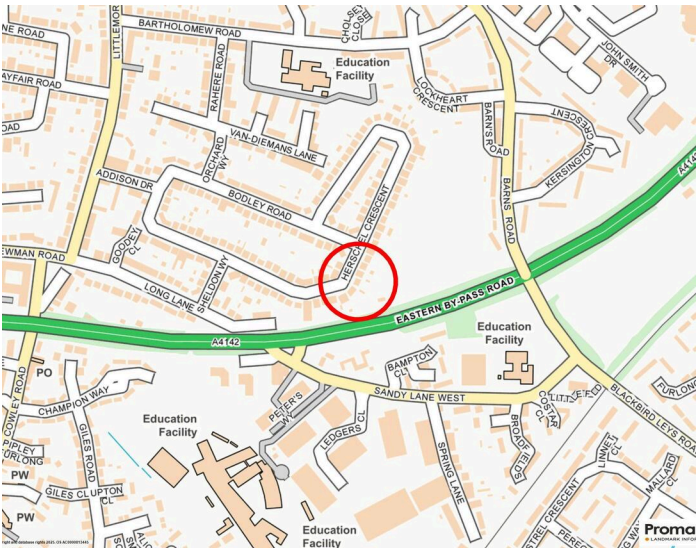
First Floor



Second Floor



(Not Shown In Actual Location / Orientation)



Council Tax:
Band D - £2270.55

Parking:
Single garage with parking in front

Local Authority:
Oxford City Council

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

Herschel Crescent is situated just inside the ring road in a quiet residential road approx. 3 miles east of the City. The location offers easy access to local amenities, Templars Shopping Park, transport links to the business and science parks, the ring road and the A34.



OUR NETWORK OF OFFICES ACROSS OXFORDSHIRE

Breckon & Breckon
est.1947



Every office has access to
every buyer registered across
our network of seven offices.

Sharing a single database of
buyers ensures maximum
exposure for our clients.

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



IMPORTANT NOTICE: These particulars are for information purposes only and do not in whole or in part constitute or form part of any offer or contract, nor should any statement obtained herein be relied upon as a statement or representation of fact. Breckon & Breckon do not test whether the services connected to the property, heating systems and domestic appliances are in working order. We therefore recommend that the purchaser obtains verification from their surveyor or solicitor. Whilst every attempt has been made to ensure the accuracy of the floor plans contained here, measurements of doors, windows and rooms are approximate and no responsibility is taken for any error, omission or mis-statement. These plans are for representation purposes only as defined by the RICS code of measuring practice and should be used as such by any possible purchaser.