

4 BUSHY CLOSE

BOTLEY, OXFORD OX2 9SH

Breckon & Breckon
est. 1947

4 Bushy Close

Botley, Oxford OX2 9SH

A well-presented four-bedroom family home in Botley.

4 Bushy Close has been renovated, including a garage conversion, by the current owners to a high standard including driveway parking and enclosed private garden. The ground floor has a lovely open living / dining room with dual aspect windows and door on to the rear garden. The kitchen has been redesigned and extended into the utility and now has a breakfast bar, perfect for entertaining while cooking or breakfast. The garage has also been converted into a handy ground floor double bedroom or further reception room.

The first floor has three double bedrooms and a family bathroom. The first bedroom has an ensuite and built in storage. The other two further bedrooms also benefit from built in storage.

The garden is low maintenance with patio and lawn and is east facing with side access.



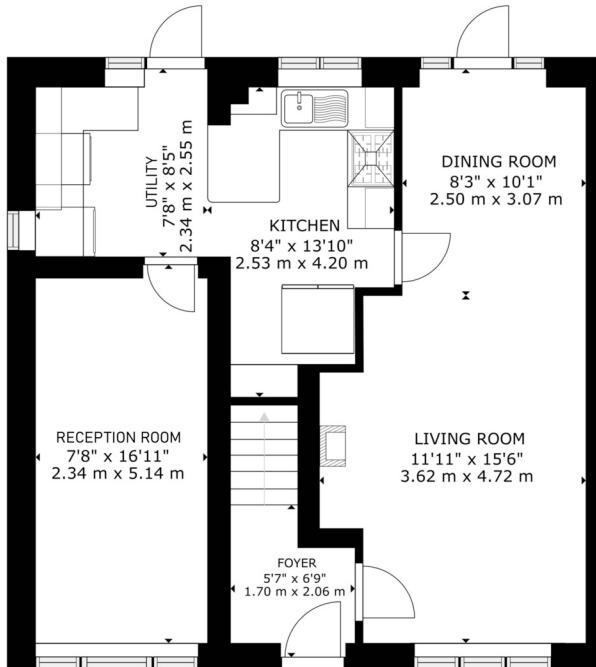
Approx. 37.4ft

GUIDE PRICE

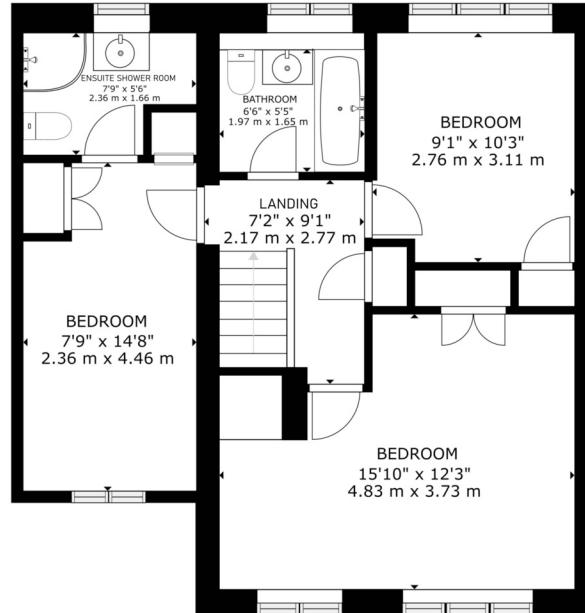
£510,000





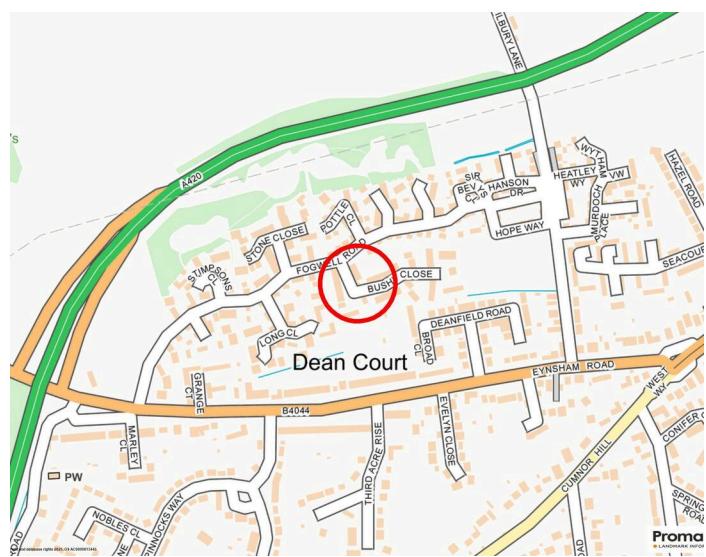


FLOOR 1



FLOOR 2

GROSS INTERNAL AREA
FLOOR 1: 661 sq ft, 61.41 m², FLOOR 2: 602 sq ft, 55.95 m²
TOTAL: 1263 sq ft, 117.36 m²



Council Tax:
Band D - £2919.99

Parking:
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		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		82	69
EU Directive 2002/91/EC			

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LOCATION COMMENT

Bushy Close 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.



OUR NETWORK OF OFFICES ACROSS OXFORDSHIRE

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

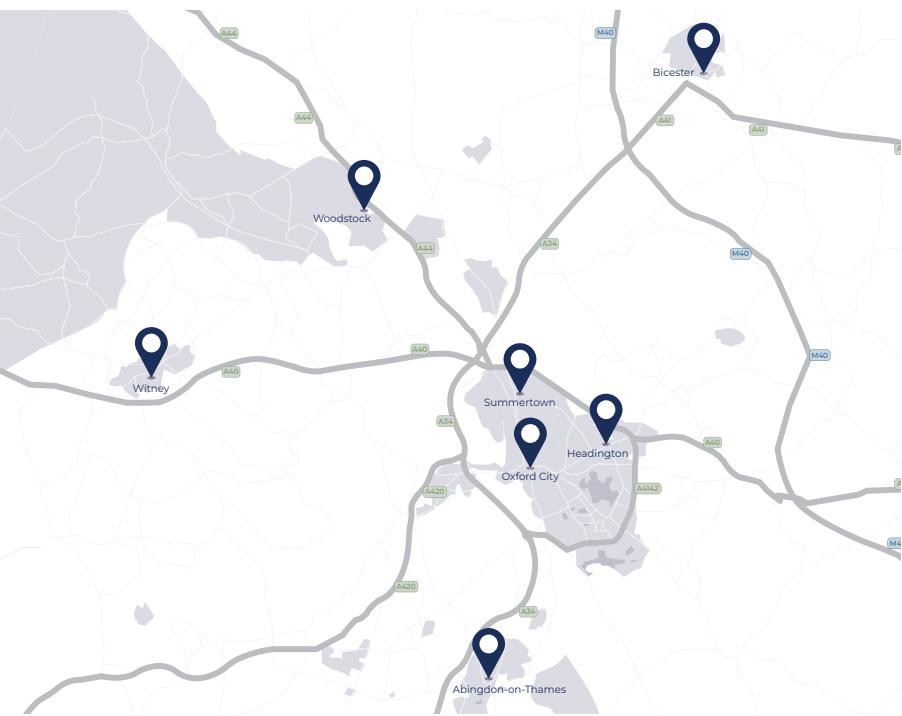
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