

# 4 BUSHY CLOSE

BOTLEY, OXFORD OX2 9SH

# 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

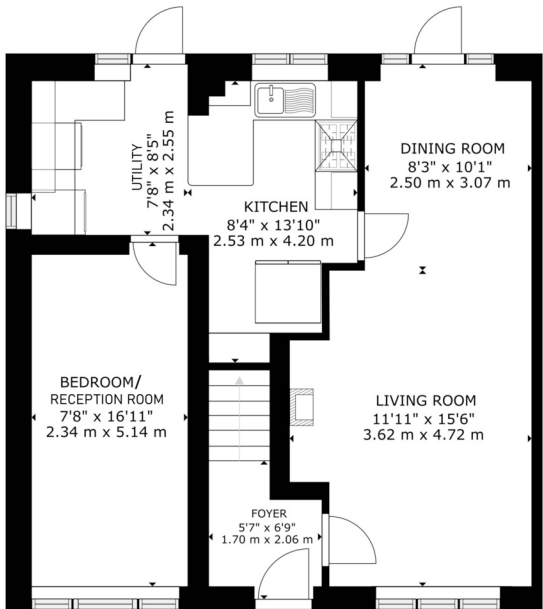
**£510,000**



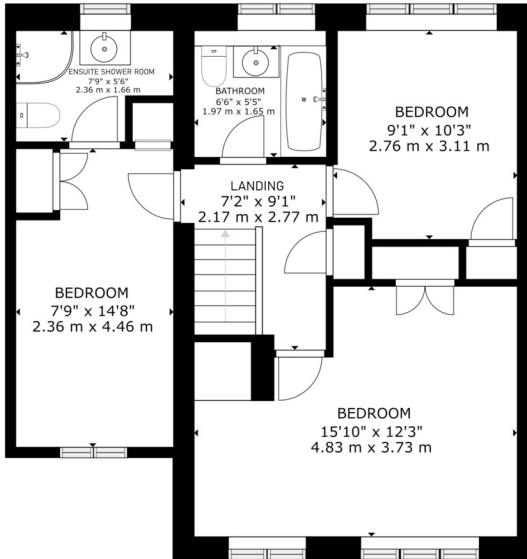






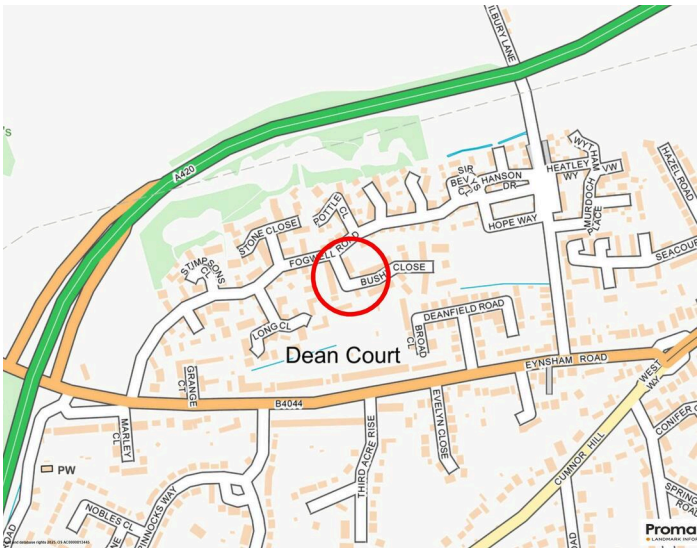


FLOOR 1



FLOOR 2

GROSS INTERNAL AREA  
FLOOR 1: 661 sq ft, 61.41 m<sup>2</sup>, FLOOR 2: 602 sq ft, 55.95 m<sup>2</sup>  
TOTAL: 1263 sq ft, 117.36 m<sup>2</sup>  
SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.



**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		82
(69-80)	C	69	
(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

*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.*





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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  
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