

# 53 WESTBURY CRESCENT

COWLEY, OXFORD OX4 3SA

# 53 Westbury Crescent

Cowley, Oxford OX4 3SA

A charming four-bedroom semi-detached home with driveway parking and a stunning rear garden.

There are period features prominent throughout including the beautiful parquet floor throughout the ground floor and original 1930's doors. The house has been extended on the ground and first floors (to the side and the rear) to create a spacious family home with further scope for extensions (subject to the usual consents).

The ground floor accommodation comprises an entrance hall, a sitting room with bay window and wood burning stove, a kitchen/ dining room, and a WC. There is also a garage and utility room with access into the garden.

On the first floor there are four good sized bedrooms, a family bathroom and additional shower room.

To the rear of the property is a stunning mature garden and there is driveway parking for two cars to the front of the house.



4



1



2



64.3ft garden

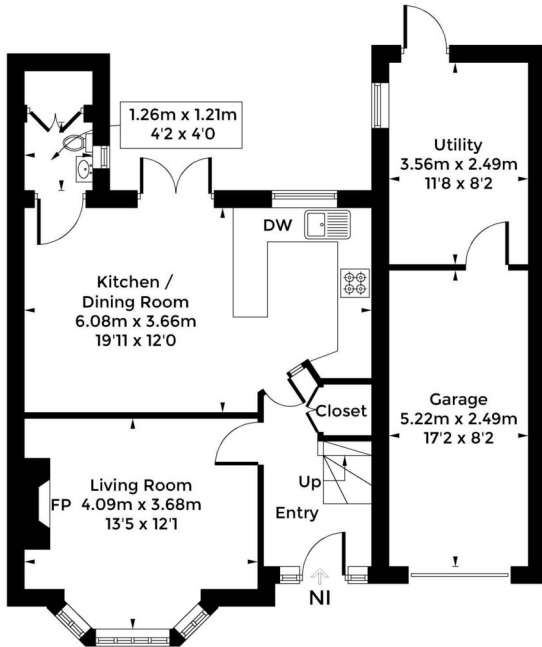
## GUIDE PRICE

**£600,000**

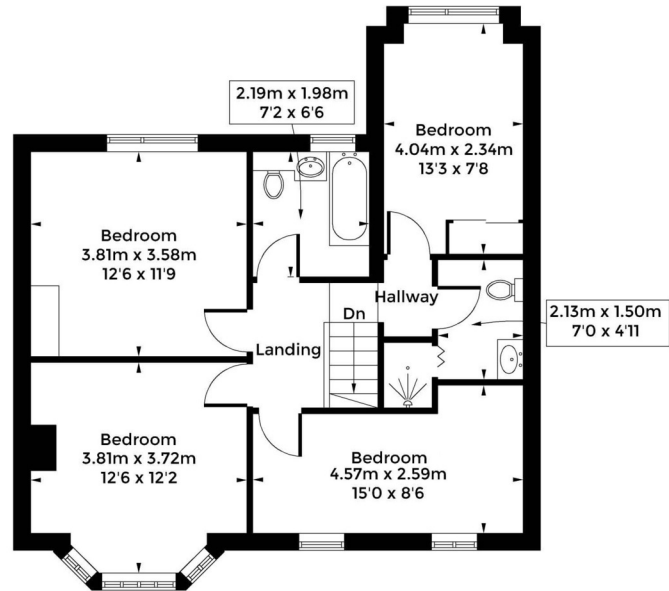




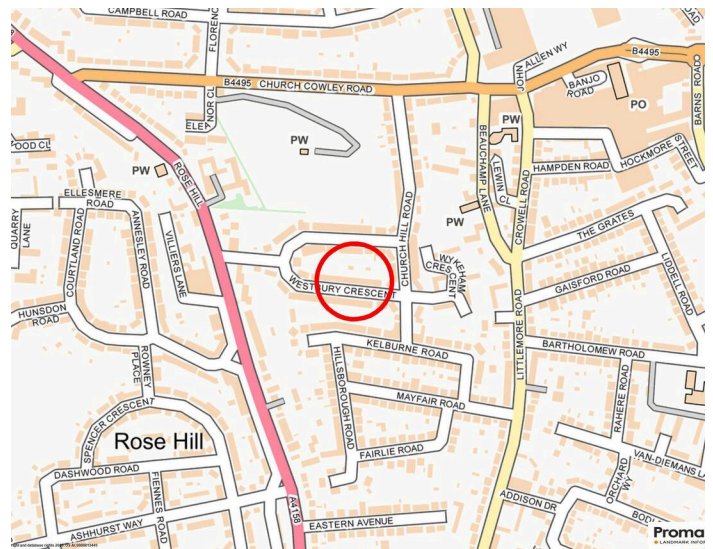
Approximate Gross Internal Area = 106.0 sq m / 1151 sq ft  
 Garage / Utility = 21.8 sq m / 235 sq ft  
 Total = 127.8 sq m / 1386 sq ft



Ground Floor



First Floor



**Council Tax:**  
 Band D - £2675.54

**Parking:**  
 Single garage & off-street parking

**Local Authority:**  
 Oxford City Council

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	<b>A</b>		
(81-91)	<b>B</b>		
(69-80)	<b>C</b>	73	78
(55-68)	<b>D</b>		
(39-54)	<b>E</b>		
(21-38)	<b>F</b>		
(1-20)	<b>G</b>		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

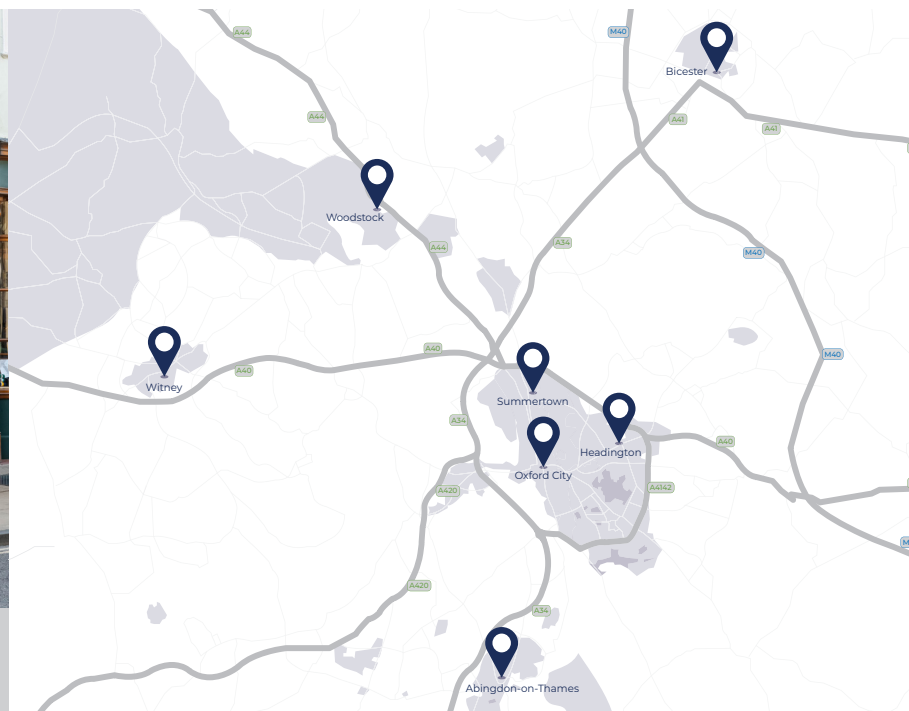
# LOCATION COMMENT

*Westbury Crescent is a popular residential side road approx. 3 miles east of the city centre. There are a range of local amenities within a short walk of the property and the ring road is within easy reach. The Science and Business Parks are also close by and there is a regular bus service into the city centre.*



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