

81 THE CRESCENT

MANDELBROTE DRIVE, LITTLEMORE, OXFORD OX4 4XQ

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Mandelbrote Drive, Littlemore, Oxford OX4 4XQ

A four-bedroom mock Georgian townhouse with driveway parking for two cars and a garage located in the desirable St. Georges Park.

This beautifully presented family home has accommodation laid out over three floors and features a wonderful landscaped garden to the rear.

The ground floor accommodation comprises an entrance hall, a kitchen/ diner with high end kitchen and appliances, a laundry room, a WC, and integral garage.

On the first floor is a generous sitting room, two bedrooms, and a family bathroom.

The second floor features the master bedroom with ample built in storage and en-suite shower room, and a second double bedroom with en-suite shower room.

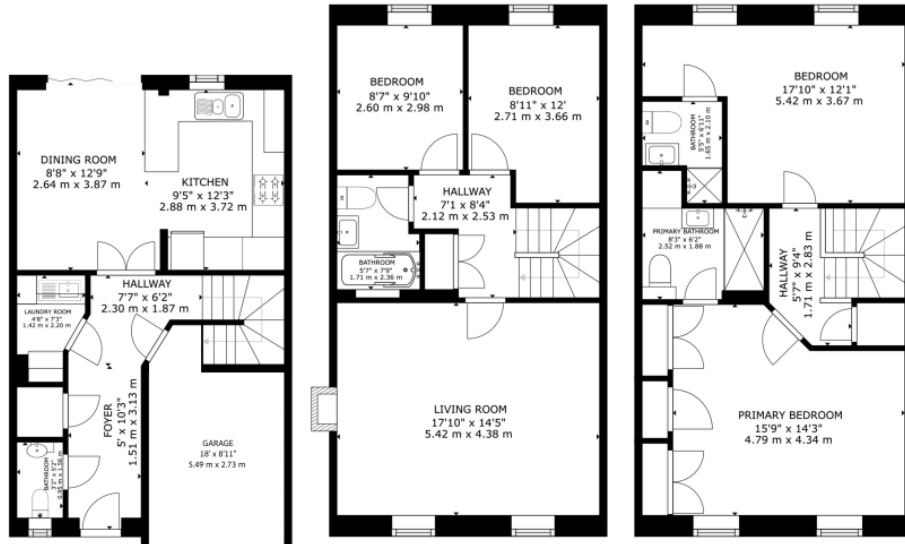
The rear garden has been landscaped to an incredibly high standard and features a range of exotic plants, a patio area that is perfect for al-fresco dining, and artificial lawn for easy maintenance.

**4****1****3****Approx. 42.9ft garden**

GUIDE PRICE

£750,000



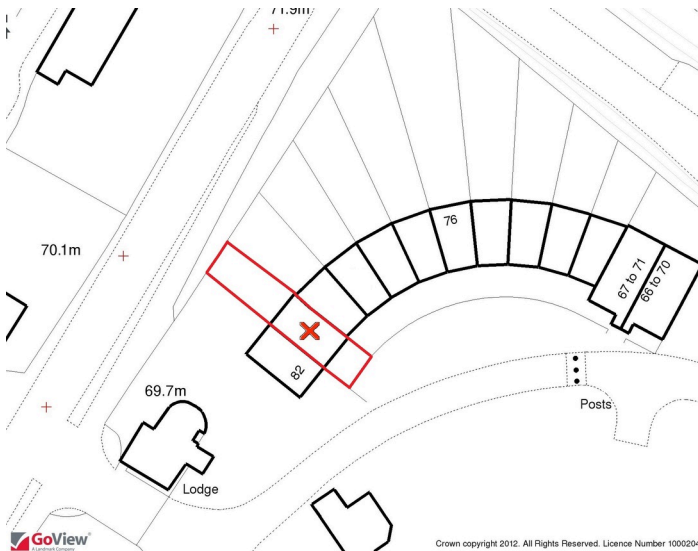


FLOOR 1

FLOOR 2

FLOOR 3

GROSS INTERNAL AREA
 FLOOR 1: 439 sq ft, 40.78 m², FLOOR 2: 621 sq ft, 57.67 m², FLOOR 3: 621 sq ft, 57.67 m²
 EXCLUDED AREA: PATIO: 335 sq ft, 31.13 m²
 TOTAL: 1681 sq ft, 156.12 m²
 SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.



Council Tax:
 Band F - £3864.67

Parking:
 Single garage & off road for 2 cars

Local Authority:
 Oxford City Council

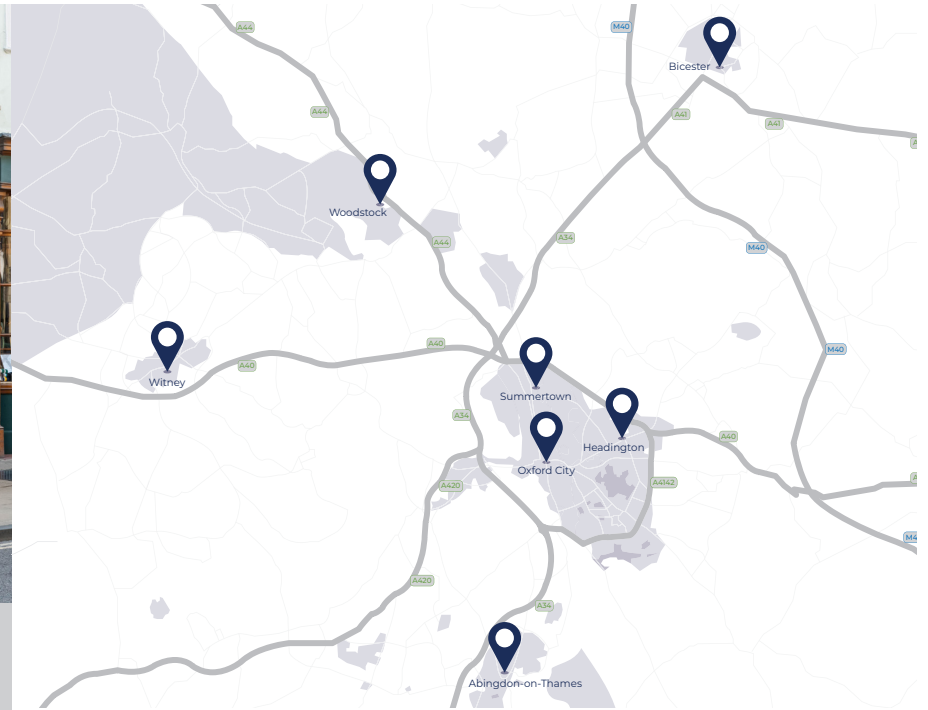
Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		
(69-80)	C	75	79
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

LOCATION COMMENT

The Crescent is a collection of modern townhouses situated in the gated development of St. Georges Park. St. George's Park is set in 12 acres of well-maintained grounds and was converted into residential accommodation in 1999. It is well placed for the Hospitals, Oxford Business and Science Parks and within easy reach of the ring road, the A34 and rail links to London. There are good local schools within easy reach and The Europa School in Culham is accessible by bus. There is also a large supermarket within walking distance from the development.



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