

# 3 KREBS GARDENS

IFFLEY, OXFORD OX4 4GZ

# 3 Krebs Gardens

Iffley, Oxford OX4 4GZ

A four-bedroom family home situated in an exclusive gated development within popular Iffley Village.

This link-detached property has accommodation laid out over three floors and boasts driveway parking for two cars, a garage, and a stunning south facing garden.

The ground floor accommodation comprises an entrance hall, a sitting room with bay window, a spacious kitchen/ diner with doors opening out into the garden, a garage, and WC.

On the first floor there is an impressive master bedroom with en-suite bathroom and walk in wardrobe, a double bedroom with "Jack and Jill" arrangement with family bathroom, and another double bedroom.

On the second floor is a double bedroom with en-suite shower room.

To the rear of the property there is a delightful south facing mature garden.



Approx. 49.8ft garden

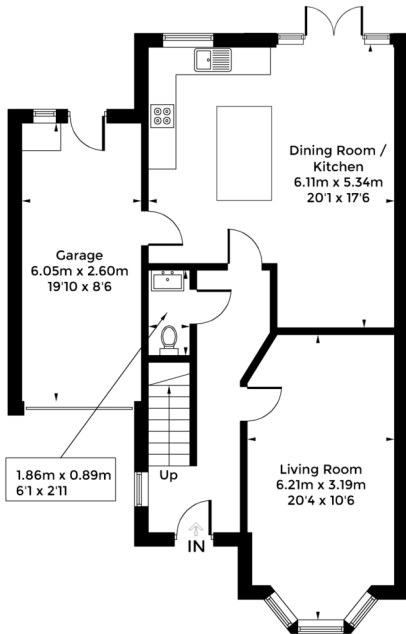
## GUIDE PRICE

**£925,000**

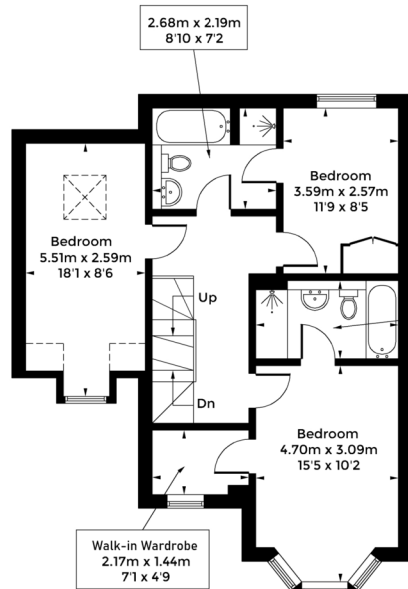




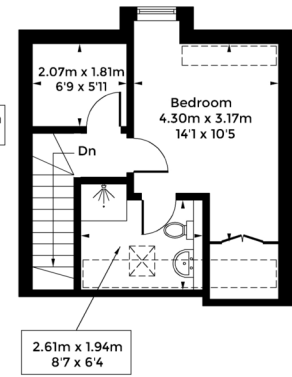
Approximate Gross Internal Area = 171.5 sq m / 1846 sq ft  
(Including Garage)



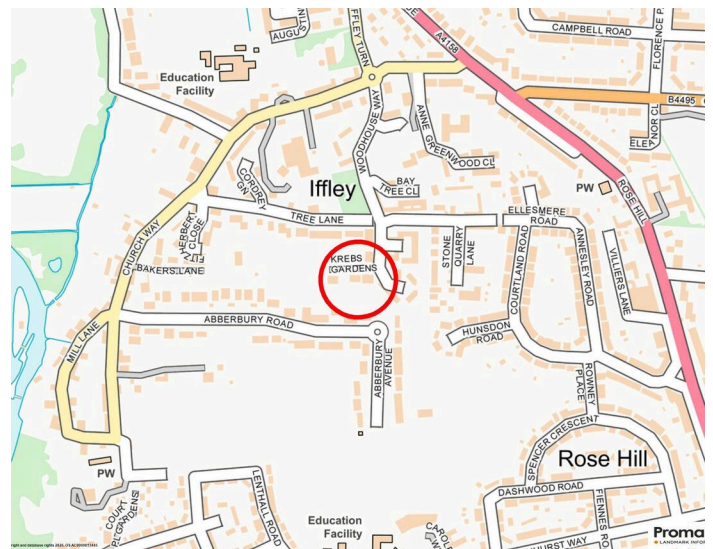
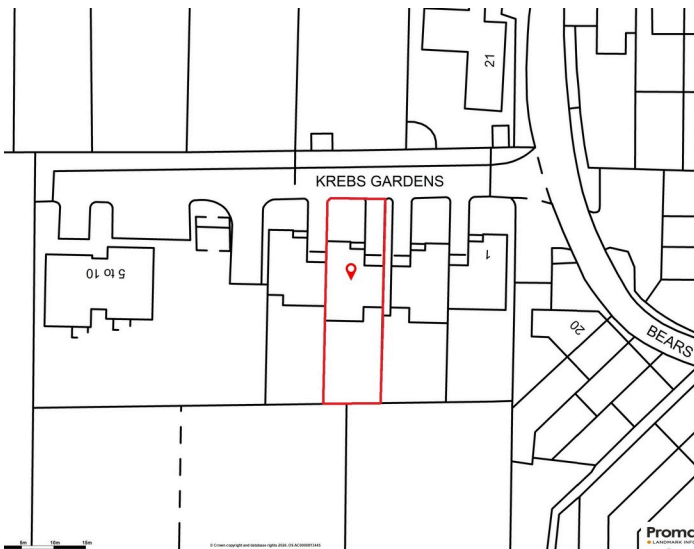
Ground Floor



First Floor



Second Floor



**Council Tax:**

Band Band F - £3864.67

**Parking:**

Singe garage & off rd for 3 cars

**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>	75	79
(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	

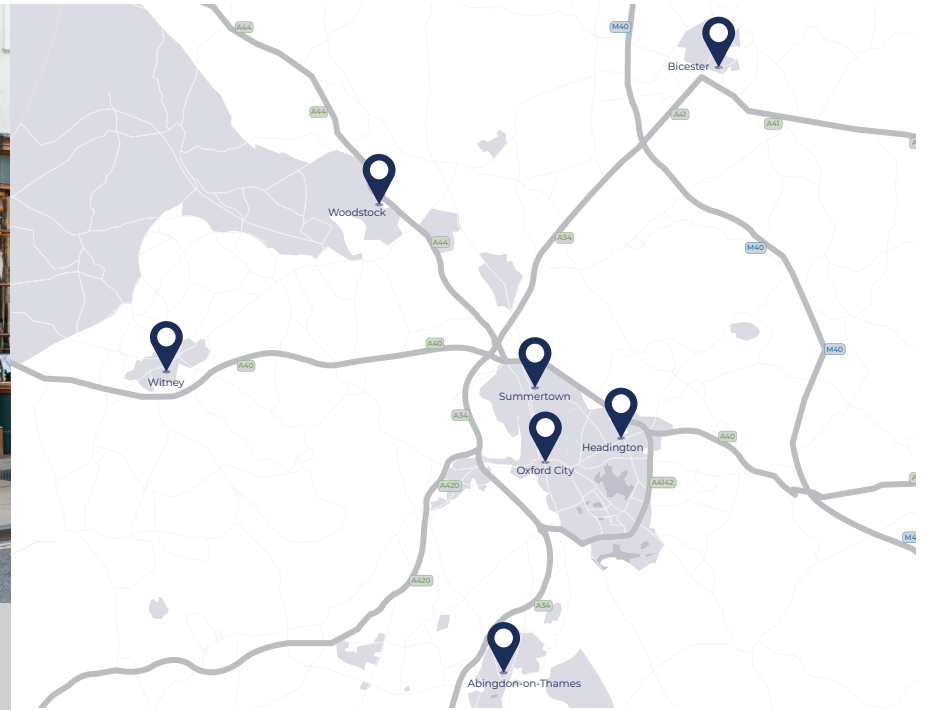
# LOCATION COMMENT

*Iffley Village boasts many period properties including a Norman Church and leads down to the River Thames at Iffley Lock, where the towpath leads into the City Centre. Village amenities include a local shop, hotel and popular pub. A regular bus service into the City is available on the Iffley Road, a short walk from this property.*



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