

12 Hazel Road

Botley, Oxford OX2 9LF

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A 1930's two bedroom semi-detached home with driveway parking and large rear garden.

The property is well presented throughout and has been extended. The ground floor includes an entrance hall, a bayfronted sitting room, a kitchen/diner with patio doors leading on to the garden, and a downstairs W/C.

On the first floor there is a spacious master bedroom with built-in storage, a second double bedroom, and a family bathroom. The rear garden is 118ft and includes a shed, greenhouse, and has a leanto on the side of the property.



2



2



1



118ft rear garden

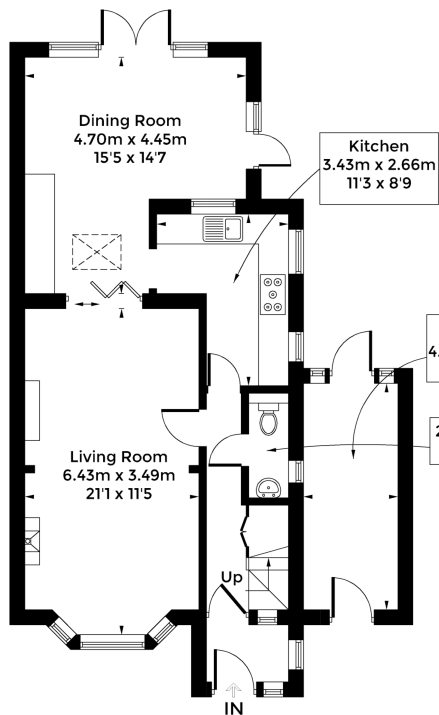
GUIDE PRICE

O.I.E.O: £475,000

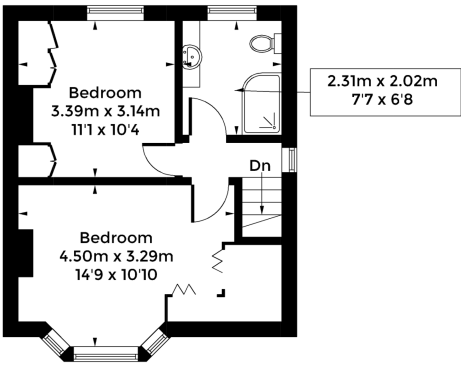




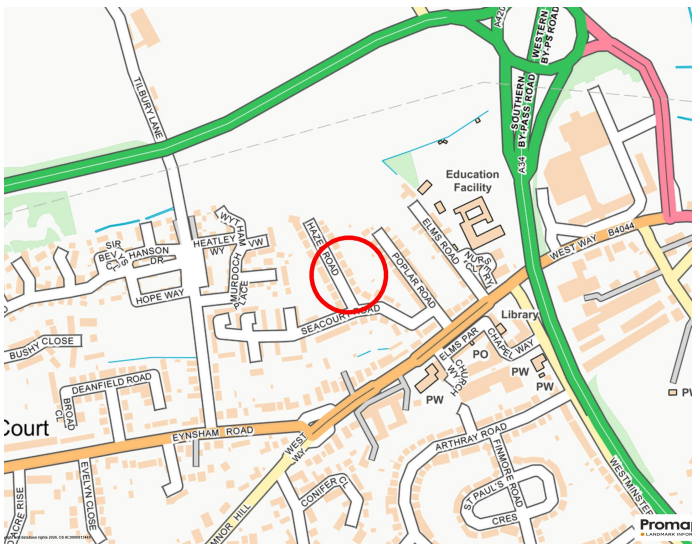
Approximate Gross Internal Area = 93 sq m / 1001 sq ft
Store = 8.9 sq m / 96 sq ft
Total = 101.9 sq m / 1097 sq ft



Ground Floor



First Floor



Council Tax:
Band C - £2291.06

Parking:
Off-street parking

Local Authority:
Vale of White Horse D.C.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		78 C
55-68	D	64 D	
39-54	E		
21-38	F		
1-20	G		

LOCATION COMMENT

Hazel Road sits in the heart of Botley, a neighbourhood which is popular with families due to its excellent local schools. The recently redeveloped West Way shopping precinct is just a few minutes' walk away, along with a range of everyday amenities including shops, the popular Missing Bean coffee shop, the post office and a local pub. Oxford city centre and the train station are approximately 1.5 miles from the property, with a regular bus service available from a nearby stop.



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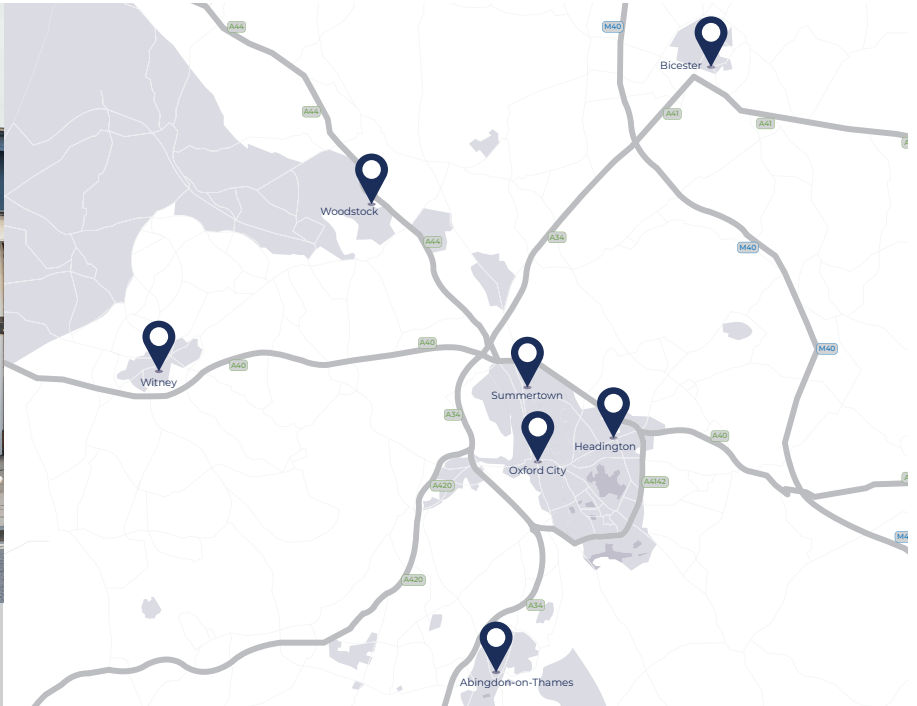
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