

27 Hazel Road

Botley, Oxford, OX2 9LE

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A spacious and beautifully presented four bedroom, semi-detached property with driveway parking, set on a popular side road in Botley.

The ground floor accommodation comprises an entrance hall, a sitting room with bay window, a kitchen/dining room with doors leading to the garden, and a cloakroom.

On the first floor there is a spacious double bedroom with bay window, two further bedrooms and a family bathroom. The loft has been converted to create a master bedroom with bespoke builtin storage, a study/dressing room and an additional bathroom.

To the rear of the property there is a 102 ft South-west facing garden with patio area, lawn, and a versatile home office.

The property is offered to the market with no onward chain.



4



2



2



South-west facing 102ft rear garden

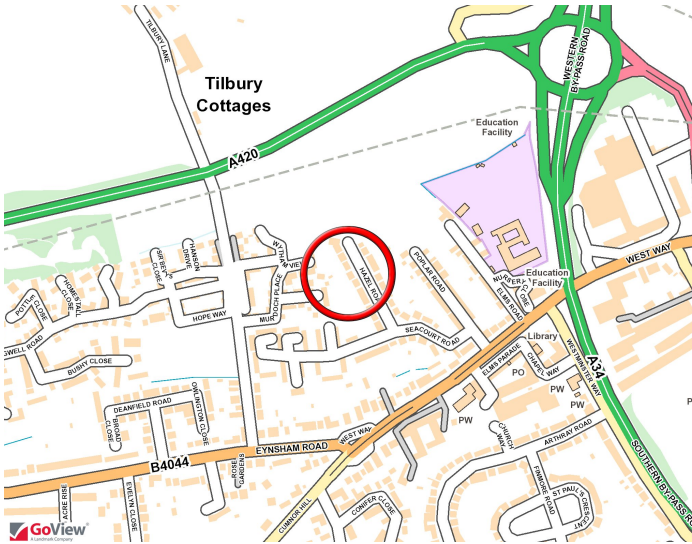
GUIDE PRICE

OIEO 525,000





Approximate Gross Internal Area = 113.0 sq m / 1234 sq ft
Garage / Garden Office = 30.3 sq m / 326 sq ft
Total = 143.3 sq m / 1560 sq ft



Council Tax:
Band D - £2557.44

Parking:
Off road parking for 3 cars

Local Authority:
Vale of White Horse D.C.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A	65	81
(81-91) B		
(69-80) C		
(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

Hazel Road is well positioned in Botley, just a short walk from a range of 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 1.5miles away, with regular bus services available from nearby stops.



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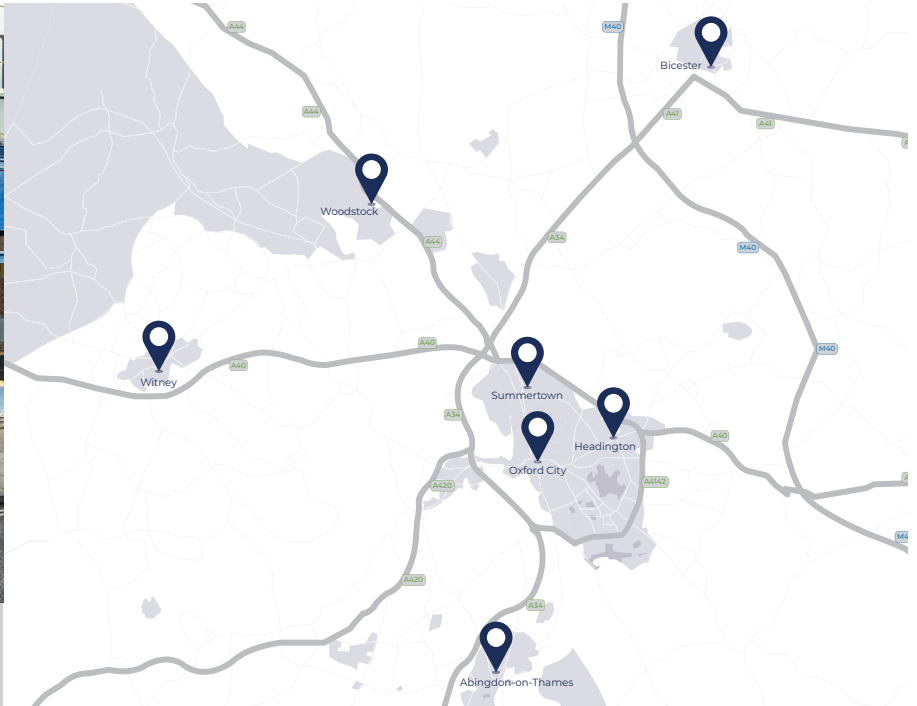
118 High Street
Oxford
OX1 4BX

t: 01865 244 735
e: post@breckon.co.uk



FROM LEFT:

George Houlbrooke, Millie Carless,
Robyn Marsh-Wright & Louis Howitt



Summertown

t: 01865 310 300 (sales)
t: 01865 20 1111 (letting)
e: summertown@breckon.co.uk

Oxford City Centre

t: 01865 244 735 (sales)
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e: post@breckon.co.uk

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t: 01865 763 999 (letting)
e: headington@breckon.co.uk

Witney

t: 01993 776 775 (sales)
t: 01993 899 972 (letting)
e: witney@breckon.co.uk

Woodstock

t: 01993 811 881 (sales)
t: 01993 810 100 (letting)
e: woodstock@breckon.co.uk

Bicester

t: 01869 24 24 23 (sales & letting)
e: bicester@breckon.co.uk

New Homes

t: 01865 261 222
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
e: bespoke@breckon.co.uk



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