



Connells

**Blacksmiths Meadow
OXFORD**



Property Description

On entering the property, there is a hallway with a door leading to the open-plan lounge/diner. The lounge/diner benefits from a front-facing window and French doors to the rear that open onto the garden, allowing natural light throughout the room. The kitchen is accessed from the lounge/diner and is fitted with units, an integrated gas hob with electric oven and plumbing for a washing machine.

The first floor comprises two generously sized bedrooms, with the main bedroom benefiting from a built-in cupboard, along with a family bathroom.

Externally, there is ample driveway parking to the front for multiple vehicles and a well-presented east-facing garden to the rear. The rear garden comprises a decking area, lawn, seating area, a built-in shed and upgraded fencing.

Greater Leys is a residential area located to the south-east of Oxford, offering convenient access to key employment hubs such as the BMW Mini Plant (approx. 2miles) and the Oxford Science Park (approx. 1.3 miles). The area benefits from a range of local amenities, including supermarkets such as Tesco, Sainsbury's and Lidl all within 2 miles of the property, schools, healthcare facilities and leisure facilities. Well-served by public transport, Greater Leys provides regular bus routes into Oxford city centre and surrounding areas. Additionally, its proximity to the Eastern Bypass allows for easy access to major road networks, making it an ideal location for commuters.

Reception Room/Dining Room

23' 4" max x 15' 8" max (7.11m max x 4.78m max)

Kitchen

10' 3" max x 7' 7" max (3.12m max x 2.31m max)

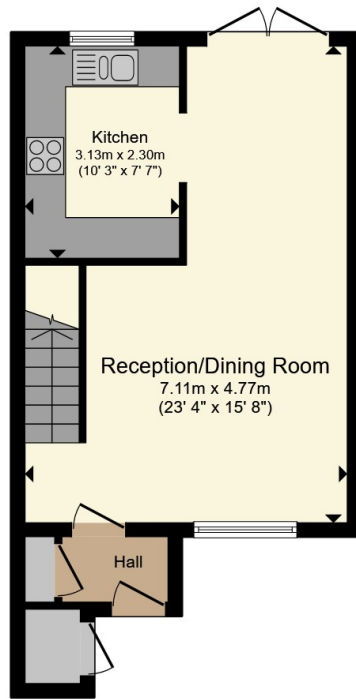
Bedroom 1

16' 4" max x 8' 3" max (4.98m max x 2.51m max)

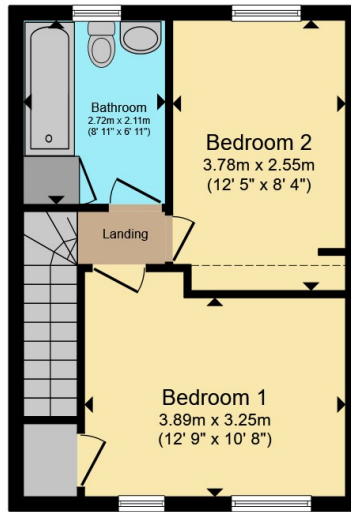
Bedroom 2

10' 5" max x 12' 3" max (3.17m max x 3.73m max)





Ground Floor



First Floor

Total floor area 70.2 m² (756 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.propertybox.io



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EPC Rating: C Council Tax Band: B

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Tenure: Freehold



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