

WE VALUE



YOUR HOME



Grays Close, Oxford
Offers Over £400,000



This well-presented three-bedroom semi-detached home has been extended and improved by the current owners, offering spacious and versatile accommodation throughout. The property enjoys a pleasant outlook over green space to the front, with the addition of a single-storey extension creating an excellent family home.

The ground floor comprises three sizeable reception spaces, including a kitchen/breakfast room, family room and a generous versatile reception room currently used as a dining room. A useful utility room and modern downstairs shower room complete the ground-floor accommodation.

Upstairs, there are three well-proportioned bedrooms, all benefiting from either fitted wardrobes or useful storage cupboards, and all served by a family bathroom.

Outside, the property features a south-facing rear garden with gated access leading to off-street parking for two vehicles. The converted garage has been transformed into a versatile studio, providing an ideal space for a home office, study, hobby room or additional workspace.

What The Owner Says...

"The green space outside the front of the property makes it a great place to bring up children. The school is only a five-minute walk away, and it's a lovely, quiet area."





- THREE BEDROOM SEMI-DETACHED FAMILY HOME
- SOUTH FACING ENCLOSED REAR GARDEN
- THREE SIZEABLE RECEPTION ROOMS
- VERSATILE STUDIO/HOME OFFICE/OUTBUILDING
- USEFUL UTILITY ROOM
- MODERN DOWNSTAIRS SHOWER ROOM & SEPARATE FAMILY BATHROOM
- OFF-STREET PARKING FOR TWO VEHICLES
- GOOD LINKS TO M40, OXFORD & LONDON



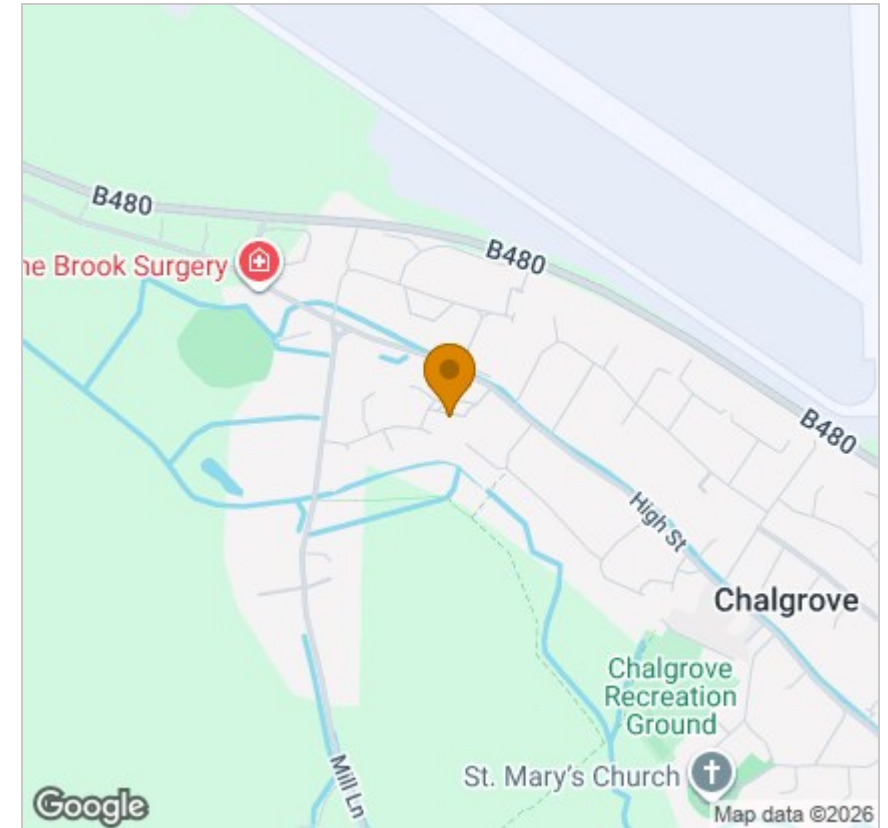
Energy Efficiency Rating			Environmental Impact (CO ₂) Rating		
	Current	Potential		Current	Potential
Very energy efficient - lower running costs			Very environmentally friendly - lower CO ₂ emissions		
(93 plus) A			(92 plus) A		
(81-91) B			(81-91) B		
(69-80) C			(69-80) C		
(55-68) D			(55-68) D		
(39-54) E			(39-54) E		
(21-38) F			(21-38) F		
(1-20) G			(1-20) G		
Not energy efficient - higher running costs			Not environmentally friendly - higher CO ₂ emissions		
England & Wales			England & Wales		
EU Directive 2002/91/EC			EU Directive 2002/91/EC		

Energy Efficiency Graph

Floor Plan



Area Map



Viewing

Please contact our In House Sales & Lettings Office on 01491 839999 opt.1 if you wish to arrange a viewing appointment for this property or require further information.

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