



The Crescent, Mandelbrote Drive
Littlemore, Oxford, OX4



Beyond your expectations

A beautifully presented townhouse in a popular gated development

4 Bedrooms | Sitting Room | Kitchen | Dining Room | Sitting Room | Downstairs Cloakroom | Family Bathroom | Two Ensuities | Utility Room | Garage

Guide Price £475,000 Freehold

Description

This beautifully presented townhouse is arranged over three floors. The ground floor comprises an open plan kitchen and dining room with French doors leading into the sunny rear garden. There is also a useful utility room for white goods, cloakroom and access to the integral garage.

On the first floor is the spacious sitting room benefitting from two sash windows which allow natural light to flood into the room. The first floor also houses bedrooms 3 and 4, one of which has fitted wardrobes, the family bathroom and a very useful butlers pantry on the landing. On the second floor is the master bedroom with en suite bathroom and two double fitted wardrobes, and a guest bedroom with an en suite shower and a fitted wardrobe which enjoys views of the pretty garden.

Outside

Outside is a block paved parking area for two cars in front of the integral garage. The rear garden has been professionally landscaped with a patio immediately to the rear, leading to three low tiers of flower beds, and steps up to the low maintenance astro turf top tier with a stone wall at the far end.

Location

St Georges Park is set in twelve acres of landscaped gardens with an attractive mix of conversions and new homes with the Crescent forming part of a series of modern town houses.

St Georges Park is ideally placed for Oxford Science Park, The Mini Plant, Oxford and the ring road to the A34 and M40. There are regular and frequent bus and rail services from Oxford city centre to London. Littlemore itself has a local store, post office, church and public house and Cowley Retail Park is also easily accessible.

Additional Information

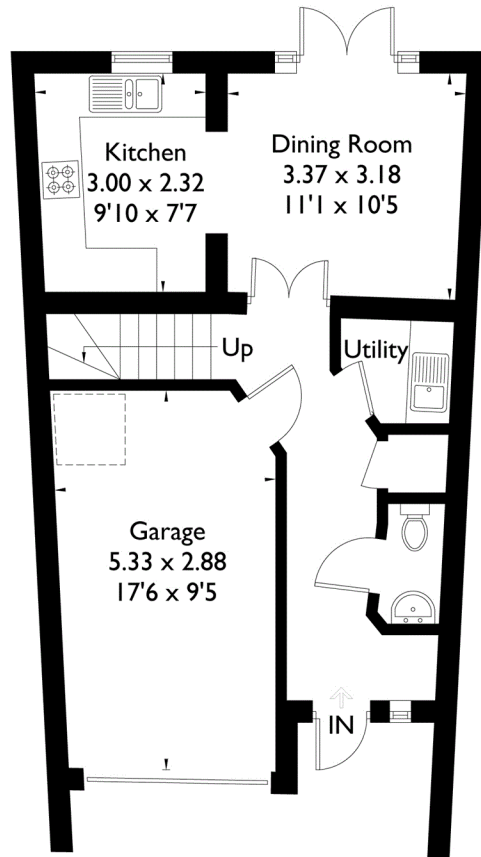
Annual service charge £187.



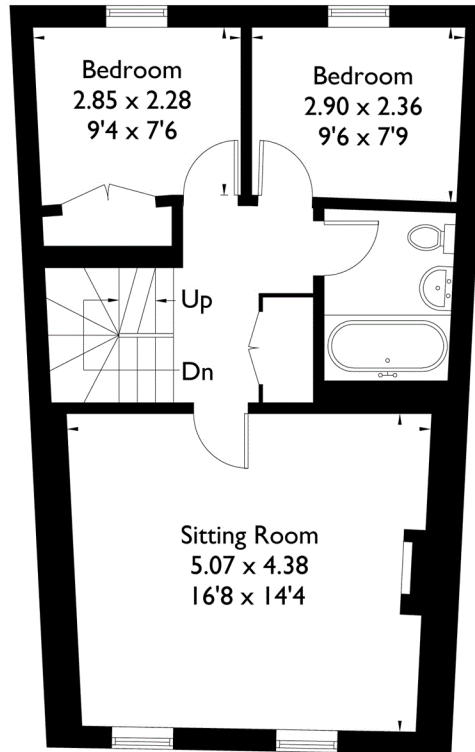
Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		
(69-80) C		
(55-68) D	67	79
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales	EU Directive 2002/91/EC	

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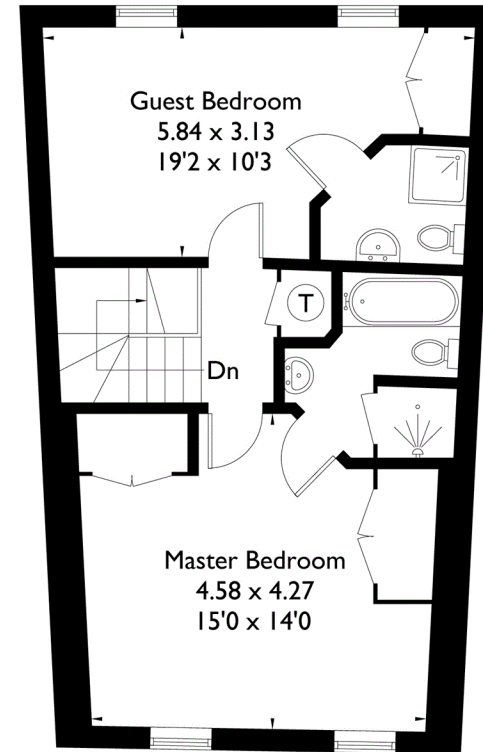
Approximate Gross Internal Area = 153.1 sq m / 1648 sq ft
(Including Garage)



Ground Floor



First Floor



Second Floor

FLOORPLANZ © 2015 0845 6344080 Ref: 157275

This plan is for layout guidance only. Drawn in accordance with RICS guidelines. Not drawn to scale unless stated. Windows & door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes & compass bearings before making any decisions reliant upon them.

FOR CLARIFICATION We wish to inform prospective purchasers that we have prepared these sales particulars as a general guide. We have not carried out a detailed survey, nor tested the services, appliances and specific fittings. Room sizes are approximate and rounded: they are taken between internal wall surfaces and therefore include cupboards/shelves, etc. Accordingly, they should not be relied upon for carpets and furnishings. Formal notice is also given that all fixtures and fittings, carpeting, curtains/blinds and kitchen equipment, whether fitted or not, are deemed removable by the vendor unless specifically itemised within these particulars.

