

**FOR SALE**



**Fern Hill Road, Cowley**  
**Guide Price £535,000**

  
**MARTIN&CO**

# Fern Hill Road, Cowley

## Key Notes:

- Excellent access to transport links and local amenities
- Convenient location for Headington, Cowley and Oxford Business Park
- Garage and off-road parking
- South-west facing rear garden
- Loft-converted double bedroom
- Spacious kitchen/dining area
- Accommodation arranged over three floors
- Council Tax Band: D
- No Onward Chain
- Vacant Possession
- Tenure: Freehold

Score	Energy rating	Current	Potential
92+	A		
81-91	B		83 B
69-80	C		
55-68	D	65 D	
39-54	E		
21-38	F		
1-20	G		



A substantial and extended four-bedroom semi-detached family home situated on the edge of Cowley, offering spacious accommodation over three floors and convenient access to Headington and Oxford's key business and transport links.

The property features a traditional bay-fronted living room, a further reception room, and a generous kitchen opening into a dining area with patio doors leading to the rear garden. A ground-floor updated WC adds further practicality for modern family living.

On the first floor are three well-proportioned bedrooms, two of which benefit from built-in wardrobes, along with an updated family bathroom. The loft conversion provides an additional double bedroom with useful storage space in the eaves.

Externally, the property offers off-road parking, a shared driveway leading to a 19ft garage, and a sunny south-west facing rear garden comprising a large patio, lawn, and timber shed.

Ideally located close to local amenities, the property enjoys excellent access to the Ring Road, Oxford Business Park, MINI Plant Oxford, Templars Square, and a range of transport connections.







**Approximate Gross Internal Area**

139.2 m<sup>2</sup> ... 1498 ft<sup>2</sup>

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms, and any other items are approximate. No responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purpose only and should be used as such. Drawn by E8 Property Services. www.e8ps.co.uk



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**Accuracy:** References to the Tenure of a Property are based on information supplied by the Seller. The Agent has not had sight of the title documents. A Buyer is advised to obtain verification from their Solicitor. Items shown in photographs including but not limited to carpets, fixtures and fittings are not included unless specifically mentioned within the sales particulars. They may however be available by separate negotiation. Buyers must check the availability of any property and make an appointment to view before embarking on any journey to see a property. No person in the employment of the agent has any authority to make any representation about the property, and accordingly any information given is entirely without responsibility on the part of the agents, sellers(s) or lessors(s). Any property particulars are not an offer or contract, nor form part of one. **Sonic / Laser Tape:** Measurements taken using a sonic / laser tape measure may be subject to a small margin of error. **All Measurements:** All Measurements are Approximate. **Services Not tested:** The Agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A Buyer is advised to obtain verification from their Solicitor or Surveyor.

