



THOMAS  
MERRIFIELD  
SALES LETTINGS

69 Bulan Road  
Oxford, OX3 7HZ



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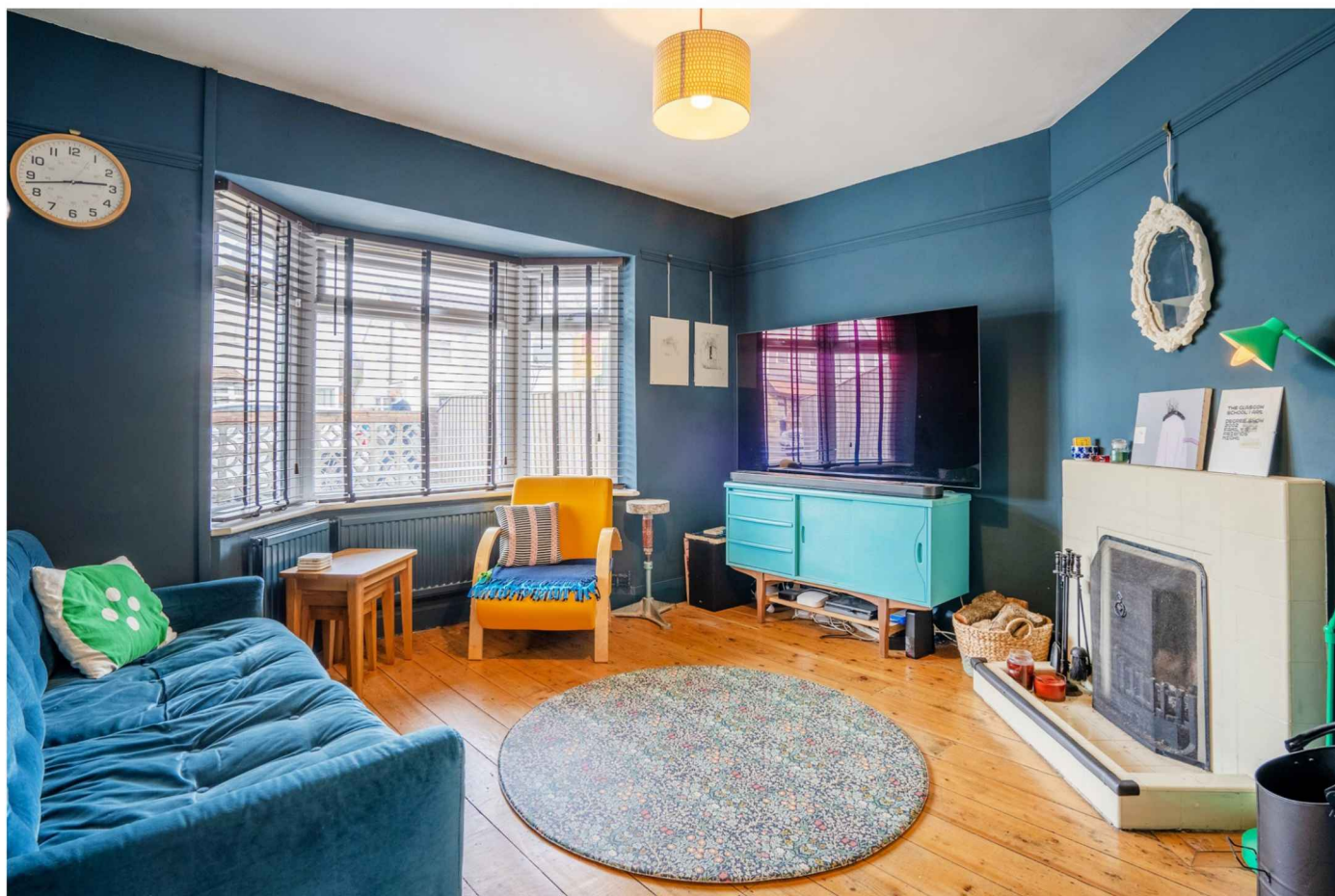
A spacious and stylish three bedroom semi-detached house with garden studio situated in this popular area of Headington.

- Entrance hall with cloakroom
- Sitting room with fireplace
- Dining room
- Kitchen
- Three bedrooms
- Family bathroom with separate shower
- Garden studio
- South westerly rear garden
- Off street parking with side access
- Council Tax Band: C, EPC Rating: E

The property benefits from planning permission for a 3.6 meter (11'8") extension to the rear of the property. The accommodation comprises, entrance hall with cloakroom, sitting room with operation fireplace, dining room with patio doors opening onto the rear garden and kitchen. On the first floor there is a spacious landing, three good size bedrooms and a refitted bathroom with separate shower.

Outside the front garden has off street parking with side access leading to. The rear garden has a south westerly aspect and benefits from a studio measuring 5.89m x 3.43m (19'4" x 11'3").

**Guide Price £495,000**



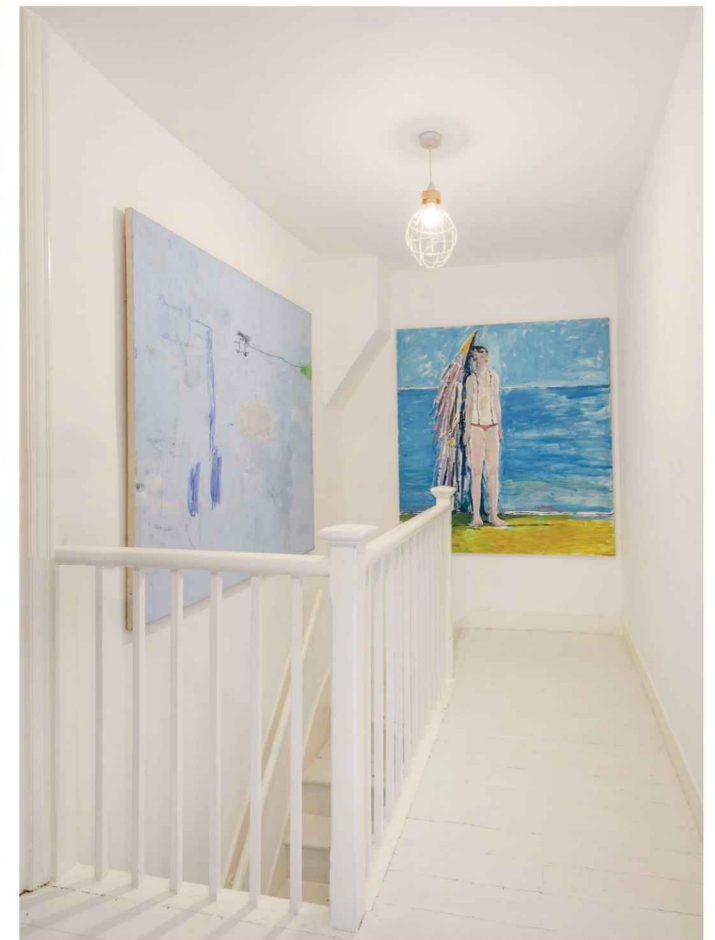




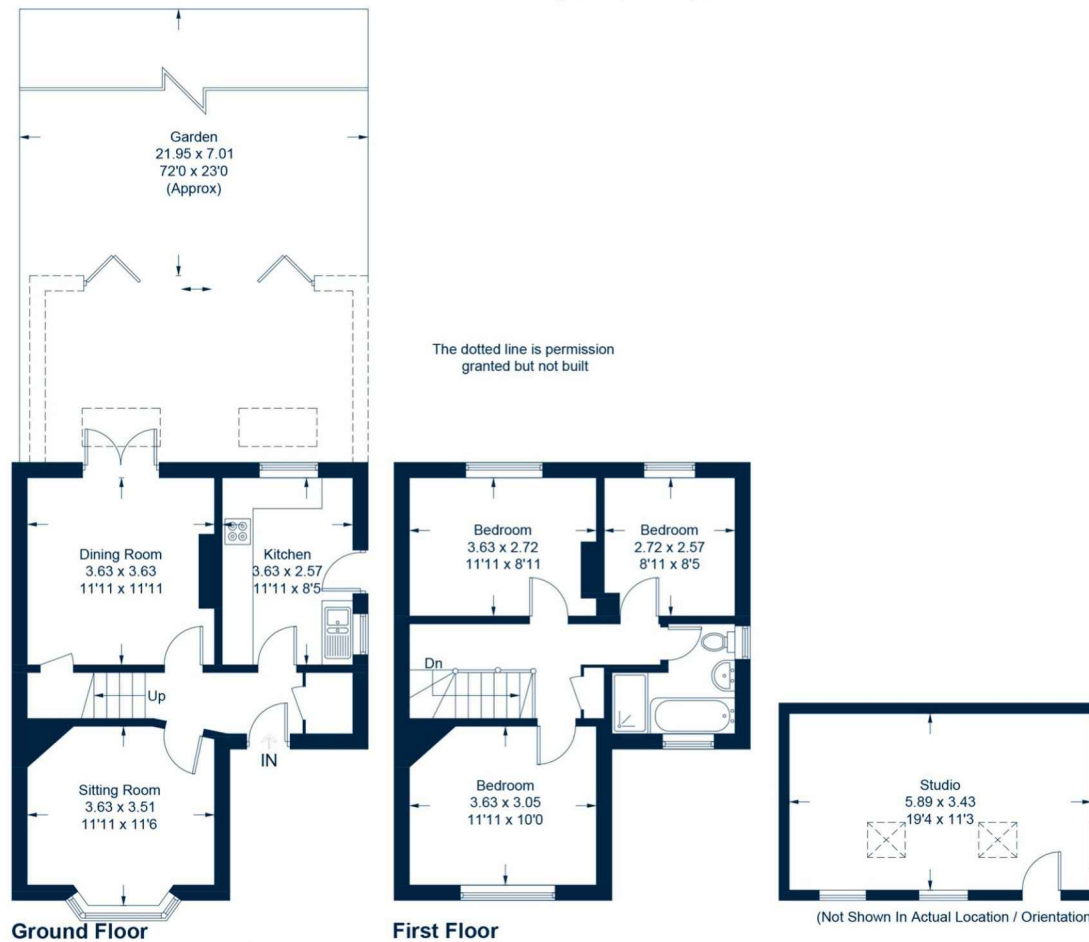
Bulan Road occupies an excellent location within Headington providing access to the Nuffield, Churchill and John Radcliffe Hospitals, as well as Oxford Brookes University.

There are excellent educational facilities within the area for all ages, both state and private. Headington also has a comprehensive range of shops and amenities and is on the regular bus route through to London.

Oxford city is just 2 miles away providing an extensive range of shopping and entertainment venues, leisure facilities, museums, theatres and cinemas, as well as cafes and restaurants to suit most tastes.



Approximate Gross Internal Area  
 Ground Floor = 43.6 sq m / 469 sq ft  
 First Floor = 42.5 sq m / 457 sq ft  
 Studio = 20.3 sq m / 218 sq ft  
 Total = 106.4 sq m / 1,144 sq ft



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

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