

25 Yeftly Drive

SANDFORD-ON-THAMES OX4 4XS

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A beautifully presented and extended three-bedroom detached family home with driveway parking and south facing landscaped garden. The house backs onto Heyford Meadow nature reserve and boasts stunning countryside views.

The ground floor accommodation comprises an entrance hall, a WC, a sitting room with dual aspect windows, and an incredible kitchen/ diner with bi-folding doors leading out into the garden.

On the first floor there are two double bedrooms, a single bedroom, and a family bathroom.

To the rear of the property there is a landscaped garden with Indian sandstone patio, decking, raised beds and rear access directly onto the nature reserve behind.

GUIDE PRICE

O.I.E.O: £550,000



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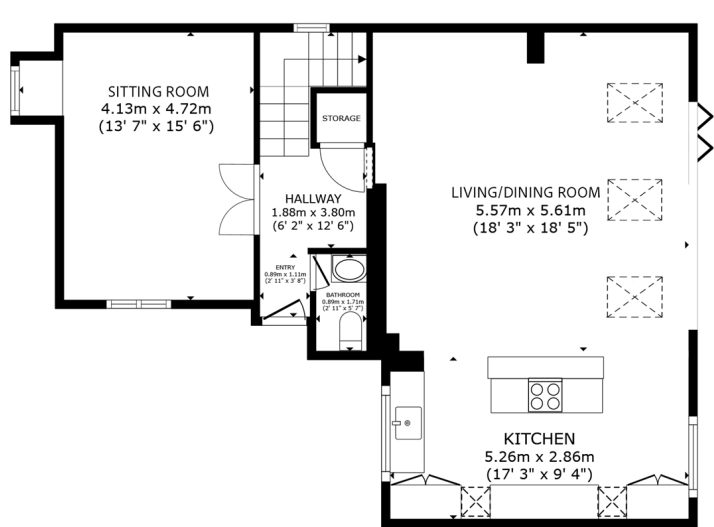
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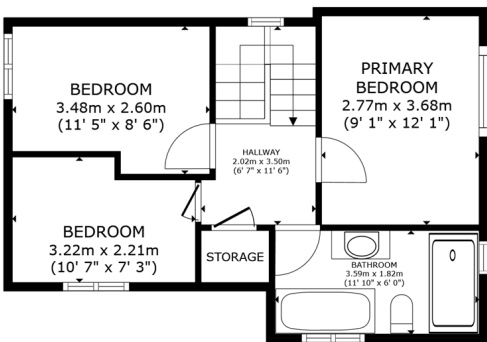
31.8ft garden







FLOOR 1



FLOOR 2

GROSS INTERNAL AREA
FLOOR 1 74.3 m² (800 sq.ft.) FLOOR 2 40.8 m² (439 sq.ft.)
TOTAL : 115.1 m² (1,239 sq.ft.)
SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.



Council Tax:
Band E - £3174.68

Parking:
Off-road parking for 2 cars

Local Authority:
South Oxon D.C.

EPC
PENDING

A beautiful extended 3 bed

Yeftly Drive is a quiet cul-de-sac well placed for access to the ring road, Oxford City Centre (4 miles), the Business and Science Parks, and Sainsbury's supermarket is within walking distance. Beautiful walks along the river to Sandford Lock and the popular Proof Social Bakehouse are enjoyed regularly by the current owners of the house.



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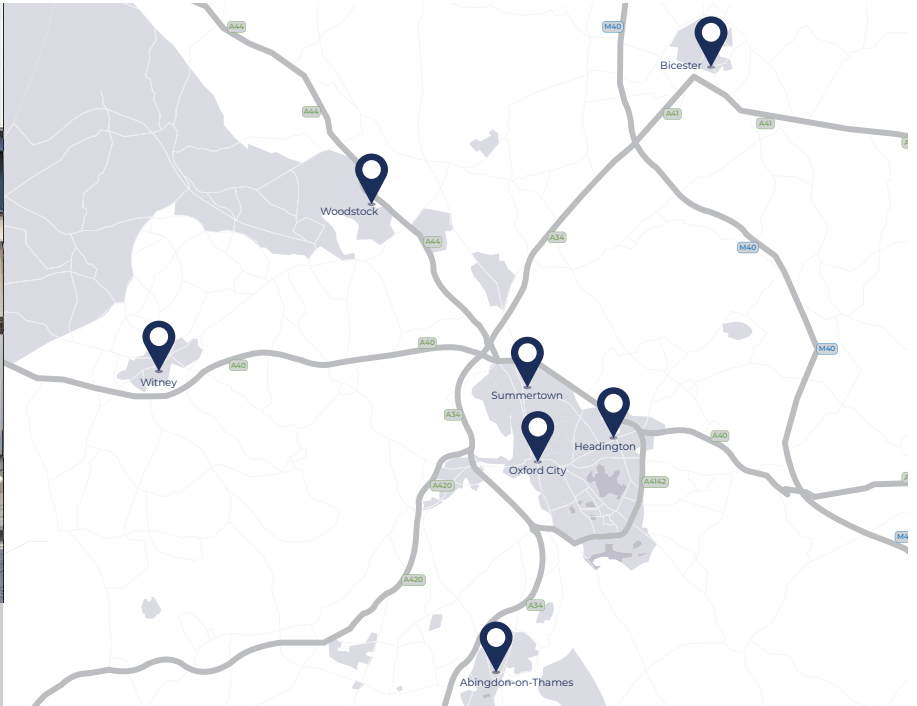
118 High Street
Oxford
OX1 4BX

t: 01865 244 735
e: post@breckon.co.uk



FROM LEFT:

George Houlbrooke, Millie Carless,
Robyn Marsh-Wright & Louis Howitt



Summertown

t: 01865 310 300 (sales)
t: 01865 20 1111 (letting)
e: summertown@breckon.co.uk

Headington

t: 01865 750 200 (sales)
t: 01865 763 999 (letting)
e: headington@breckon.co.uk

Abingdon-on-Thames

t: 01235 550 550 (sales)
t: 01235 554 040 (letting)
e: abingdon@breckon.co.uk

Witney

t: 01993 776 775 (sales)
t: 01993 899972 (letting)
e: witney@breckon.co.uk

Woodstock

t: 01993 811 881 (sales)
t: 01993 810 100 (letting)
e: woodstock@breckon.co.uk

Bicester

t: 01869 24 24 23 (sales & letting)
e: bicester@breckon.co.uk

New Homes

t: 01865 261 222
e: newhomes@breckon.co.uk

Land Team

t: 01865 558 999
e: land@breckon.co.uk

Letting and Property Management

t: 01865 20 1111
e: lettings@breckon.co.uk

Creative Department

t: 01865 310 300
e: creative@breckon.co.uk

Bespoke by Breckon

t: 01865 765 555
e: bespoke@breckon.co.uk



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