

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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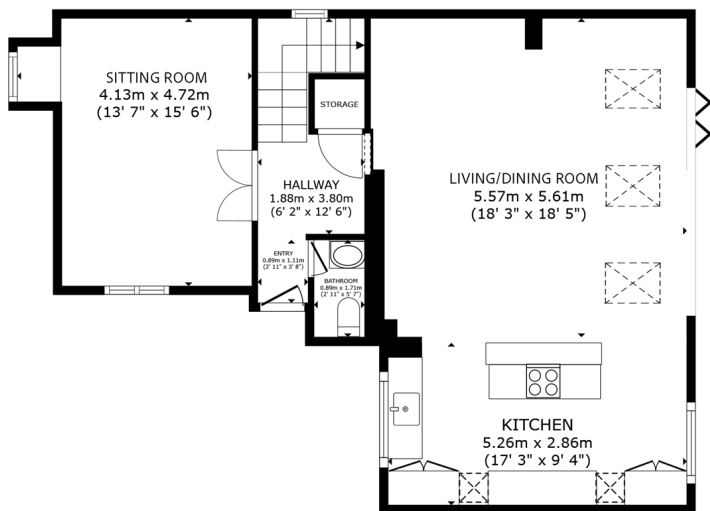
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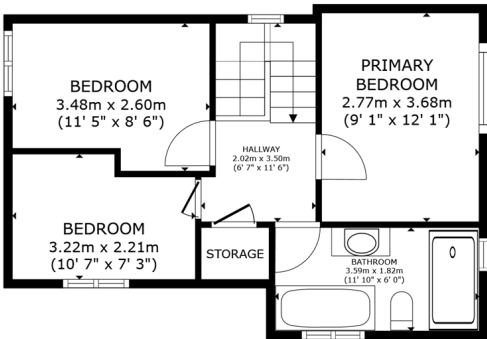
31.8ft garden







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

Off-road parking for 2 cars

South Oxon D.C.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		
(69-80) C	73	77
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales		

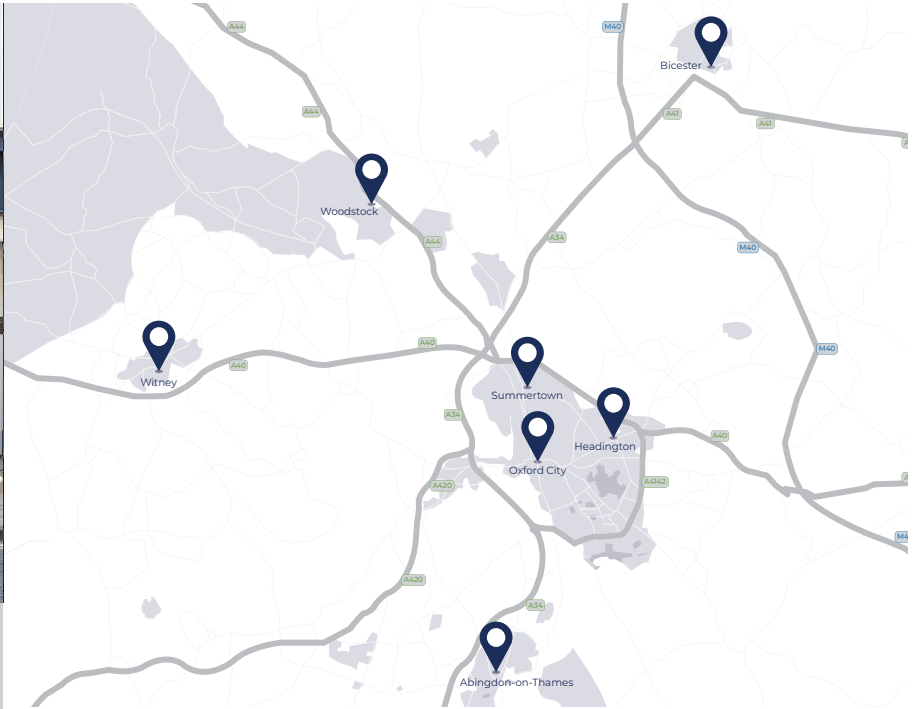
A beautiful extended 3 bed

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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