

3 Hanson Drive

BOTLEY, OXFORD, OX2 9RY

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A beautifully presented four-bedroom family home with driveway parking and a garage.

Built in 2017, this attractive home is presented to a high standard throughout and is ideally located for those seeking easy access to Oxford city centre and Oxford railway station.

The ground floor comprises a spacious entrance hall, study, dual-aspect living room, cloakroom, kitchen/dining room, and utility room.

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

The property benefits from a neatly landscaped rear garden, with a garage located at the end of the garden and driveway parking for two cars. The garage is accessible from the garden.



4



2



2



32.8ft max

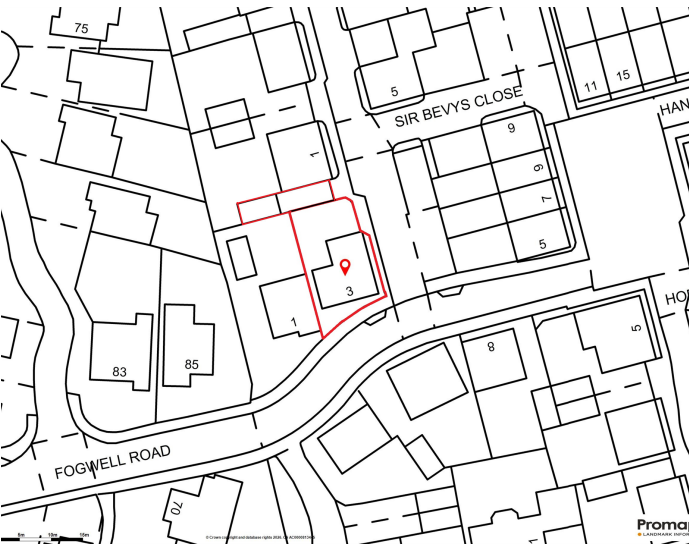
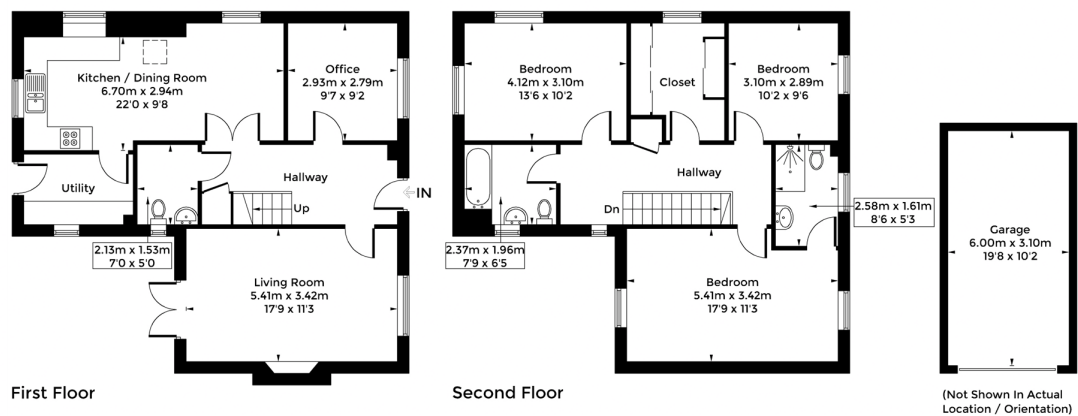
GUIDE PRICE

£625,000





Approximate Gross Internal Area = 135.6 sq m / 1459 sq ft
Garage = 18.6 sq m / 200 sq ft
Total = 154.2 sq m / 1659 sq ft



Council Tax:
Band E - £3,150.20

Parking:
Driveway parking

Local Authority:
Vale of White Horse D.C

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		92
(81-91) B	85	
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales		

LOCATION COMMENT

Hanson Drive is situated on the Tilbury Fields development in Botley, circa 1.8 miles from the city centre. The location offers easy access to Oxford train station, the A34 and A420, and Oxford city centre. There are local primary and secondary schools and a range of local amenities at the nearby West Way Square shopping precinct.



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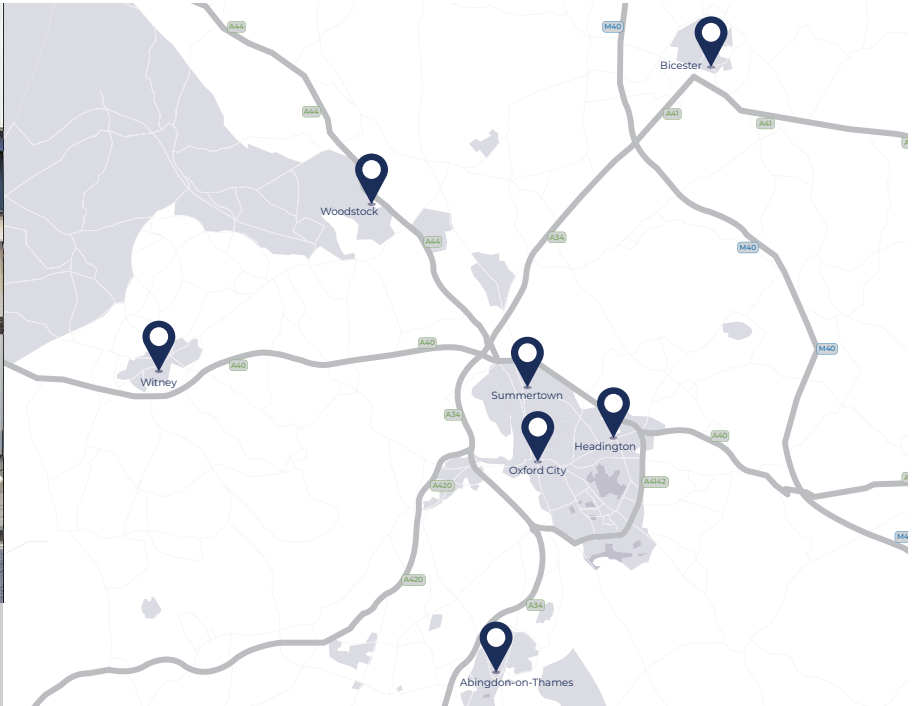
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