# 25 Crabtree Road

BOTLEY OX2 9DU

Breckon & Breckon
est.1947

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A 1930's three-bedroom semi-detached home located in the Elm's Rise area of Botley.
The house is beautifully presented throughout and has a stunning garden that is over 170ft long with purpose built garden studio.
The ground floor accommodation comprises an entrance hall, utility/ laundry room, a sitting room, and a stunning open plan kitchen/ dining/ family area with doors leading out into the garden.
On the first floor there are two double bedrooms, a single bedroom and a shower room.
To the rear of the house there is a large garden that is 172 ft long with purpose built garden studio, patio area, lawn and raised beds.

3

2

1

172 ft Garden

## GUIDE PRICE

## O.I.E.O: £475,000

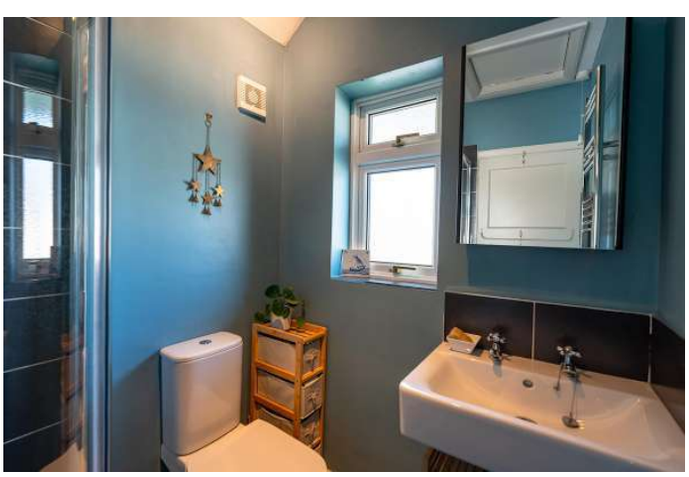




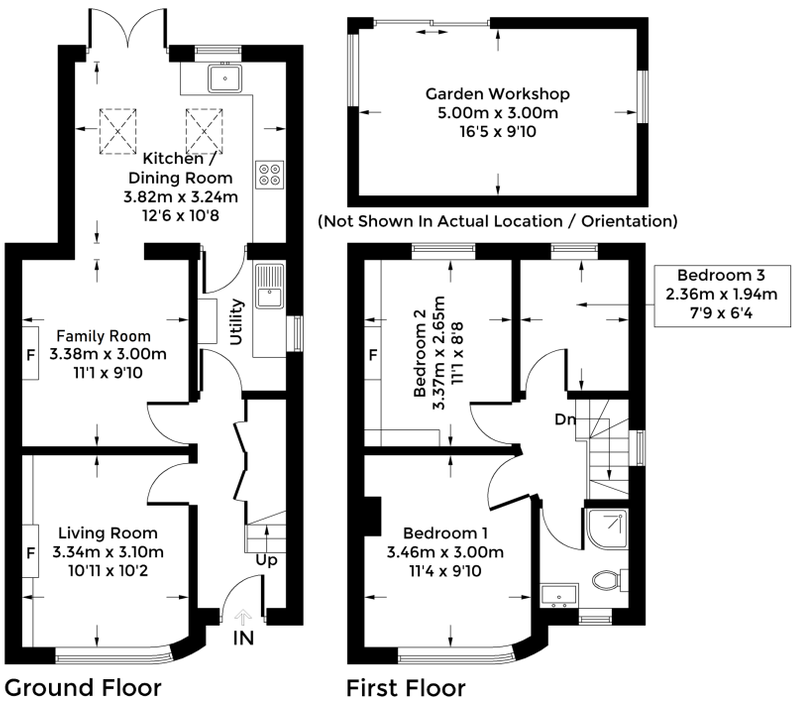






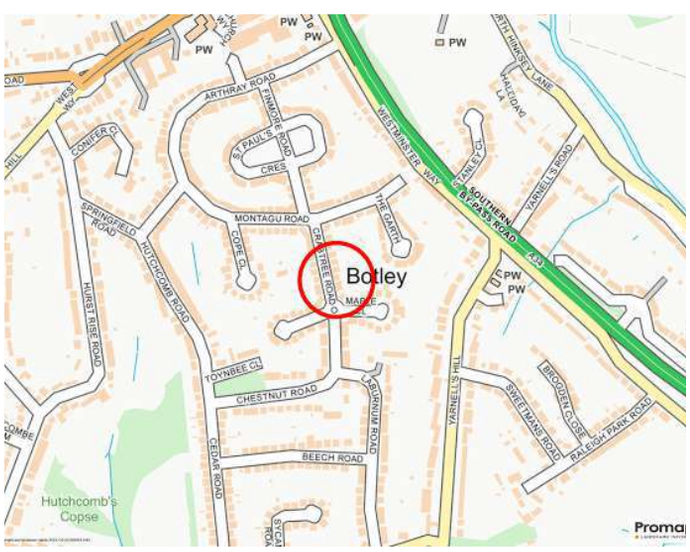


Approximate Gross Internal Area = 77.3 sq m / 832 sq ft
Garden Workshop = 15.0 sq m / 161 sq ft
Total = 92.3 sq m / 993 sq ft





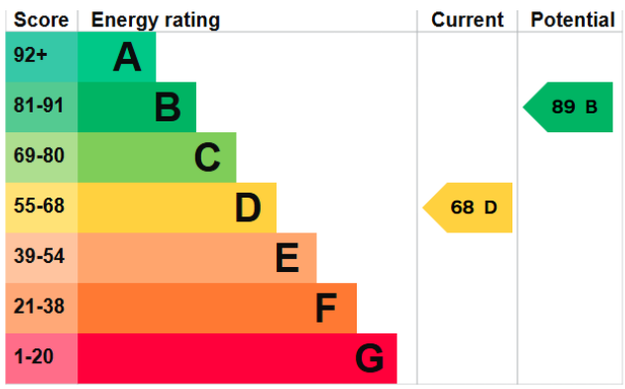





**Council Tax:**
Band C- £ 2227.39

On street

Vale of White Horse DC

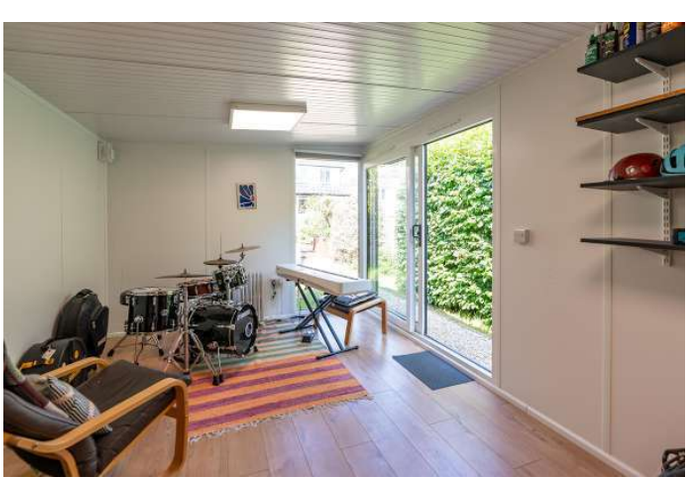


# Area comment

*Crabtree Road forms part of 'Elms Rise' approx. 2 miles west of the City Centre with a regular bus service to the train station, the City and to Abingdon. The recently developed West Way shopping centre is only a few minutes' walk away as well as the popular Matthew Arnold Secondary School.*



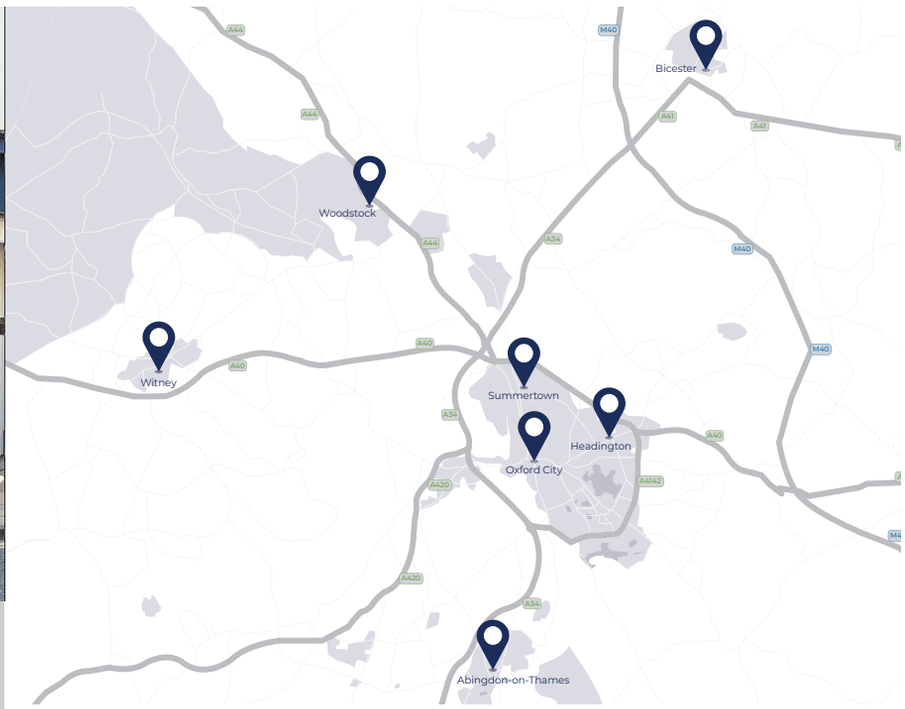




# OUR NETWORK OF OFFICES ACROSS OXFORDSHIRE

Breckon & Breckon est.1947




**Oxford City Centre**
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Oxford
OX1 4BX

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e: post@breckon.co.uk

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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
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**Land Team**
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**Letting and Property Management**
t: 01865 20 1111
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**Creative Department**
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