



34 Cope Close, Botley OX2 9AJ

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34 Cope Close

Extended older style three bedroom semi-detached family home well situated within this very popular location close to nearby amenities featuring formal front lounge and an extended kitchen/family room complemented by separate utility room and ground floor cloakroom and benefitting from large mature 119' south-west facing rear gardens.

Location




Cope Close is a very popular established location, and offers easy pedestrian access to many nearby amenities including the West Way shopping centre and excellent primary and secondary schooling. There are nearby bus stops providing a quick route to the thriving Oxford city combined with easy access onto the A34 leading to many important destinations North and South.

Directions [what3words](#) – [reply.indeed.soils](#)

From the West Way, Botley shopping centre, head Southwest onto Elms Parade towards Church Way. Turn right onto West Way B4044 and then turn right onto Westminster Way. Take the next right onto Yarnells Hill, turn right onto Lime Road, turn left onto Laburnum Road and then left on to Beech Road where the property is clearly indicated by the For sale board.



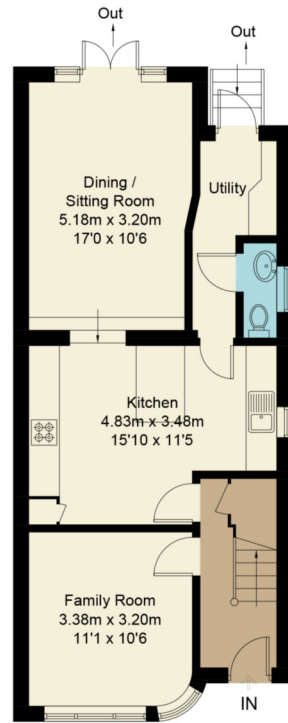
- Entrance hall leading through to formal front lounge with feature fireplace
- Impressive open plan kitchen/family/dining room overlooking the rear gardens complemented by separate utility room and cloakroom
- Three first floor bedrooms including two good size double bedrooms complemented by recently refitted family bathroom
- Front gardens providing hard standing parking facilities and to the rear are large mature 119' rear gardens
- Detached garage/workshop providing useful storage space
- Close by to Matthew Arnold School and West Way Square shopping centre

3		bedrooms	Council tax band	C
2		receptions	Tenure	Freehold
1		bathrooms	EPC rating	D

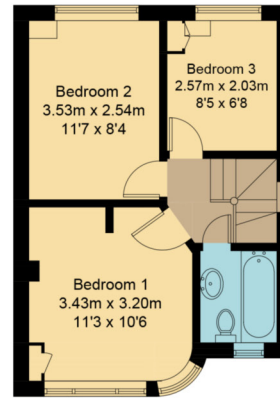


Cope Close, OX2

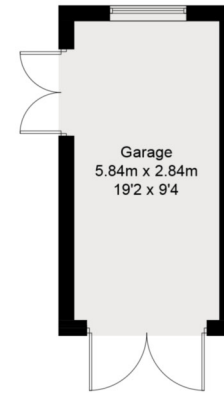
Approximate Gross Internal Area = 89.2 sq m / 960 sq ft
Garage = 17.3 sq m / 186 sq ft
Total = 106.5 sq m / 1146 sq ft
Garden / Driveway Area = 254.7 sq m / 2742 sq ft



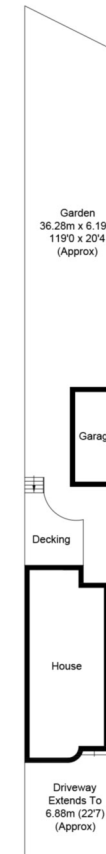
Ground Floor



First Floor



(Not Shown In Actual Location / Orientation)



Floor plan produced in accordance with RICS Property Measurement Standards.
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