



THOMAS  
MERRIFIELD

SALES LETTINGS

51 Plater Drive,  
Walton Manor, Oxford, OX2 6QU

## 51 Plater Drive, Walton Manor, Oxford, OX2 6QU

A spacious four-bedroom end-of-terrace family home, situated within the popular and well-established Waterside development on the edge of Jericho, offering flexible accommodation.

- No onward chain
- Entrance hall with cloakroom and storage
- Kitchen/dining room and conservatory
- First floor reception room
- First floor bedroom with en-suite shower room
- Second floor three further bedrooms one with en-suite
- Service charge: £600 pa
- Garage and enclosed rear garden
- Parador engineered oak flooring
- Council Tax Band: G. EPC Rating: C

The ground floor comprises, entrance hall, a generous open-plan kitchen/living/dining room, conservatory overlooking the rear garden and a cloakroom.

The first floor offers a spacious sitting room, a study, and guest bedroom with an en-suite shower room, providing versatile living space ideal for modern family life or those working from home. On the second floor are the principal bedroom with an en-suite shower room, two further bedrooms and a family bathroom.

Outside, the property benefits from an enclosed rear garden, gated side access and an integral garage.

**Guide Price £1,000,000 Freehold**





According to Ofcom, Superfast and Ultrafast broadband is available and mobile voice and data coverage is good indoors and outdoors. Further benefits include high-quality Idealcombi Futura+ replacement aluminum triple-glazed windows and Parador engineered oak flooring throughout.

Plater Drive is a highly regarded residential location, ideally positioned close to the sought-after Phil and Jim's School, Port Meadow and a range of local amenities. Oxford Railway Station and the centre of Oxford are approximately one mile away, offering an excellent selection of shopping, dining, leisure and cultural facilities.



**Approximate Gross Internal Area 1719 sq ft - 160 sq m  
(Excluding Garage)**

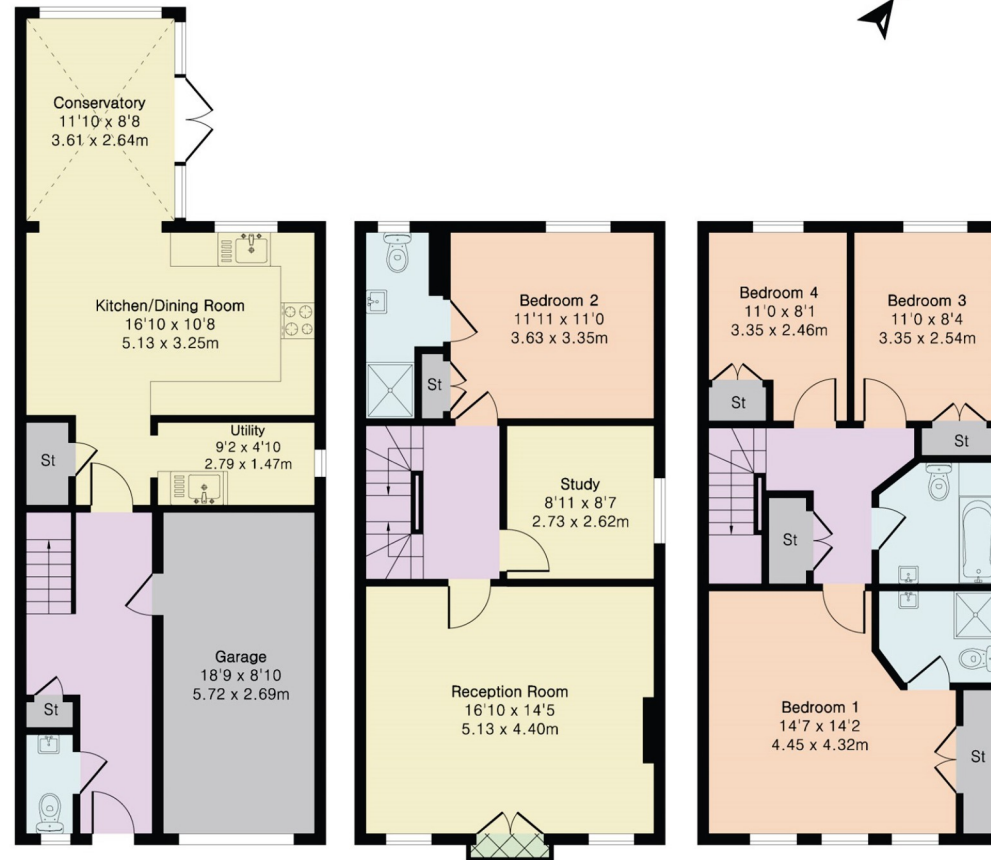
Ground Floor Area 517 sq ft – 48 sq m

First Floor Area 601 sq ft – 56 sq m

Second Floor Area 601 sq ft – 56 sq m

Garage Area 166 sq ft – 15 sq m

Garden  
45'6" x 24'0"  
13.87 x 7.32m



Ground Floor

First Floor

Second Floor