



**Connells**

Marsh Lane  
Headington Oxford

# Marsh Lane Headington Oxford OX3 0NQ

for sale guide price  
**£425,000**



## Property Description

Welcome to 41 Marsh Lane, a charming three-bedroom semi-detached home situated in the sought-after area of Marston. Offering a well-balanced layout, practical living spaces, and close proximity to excellent local amenities, this property is ideal for families, professionals, or investors alike.

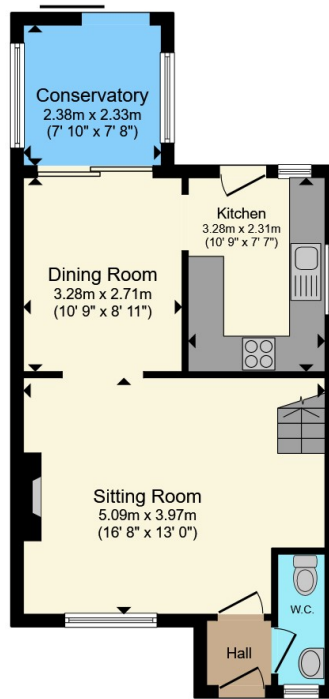
As you walk into the property, you are greeted by a useful entrance porch, creating a practical buffer from the outside. To your right-hand side, there is a convenient ground floor WC. As you walk through the porch, you are welcomed into a bright and inviting lounge, providing a comfortable space for relaxation and everyday living. The lounge flows seamlessly into the dining area, which offers ample room for a family dining table and entertaining guests. Beyond this, the conservatory adds an additional versatile living space, filled with natural light and ideal for use as a second sitting room, playroom, or home office.

The kitchen is accessible from the dining room and is well-positioned for both day-to-day use and hosting, offering functional workspace and storage while maintaining connection to the main living areas.

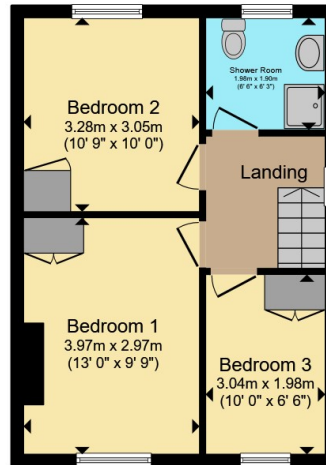
As you walk up the stairs, the main bathroom is positioned directly in front of you and is fitted with a modern shower suite. The first floor comprises two well-proportioned main bedrooms, both offering comfortable accommodation, along with a third box room which is ideal as a nursery, study, or dressing room.

Please note that an AML fee is chargeable to the buyer once an offer is accepted to cover the cost of carrying out the required identity and anti-money laundering checks. Once these checks have been completed, the fee cannot be refunded, even if the property purchase does not go ahead.





**Ground Floor**



**First Floor**

Total floor area 83.5 m<sup>2</sup> (899 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by [www.propertybox.io](http://www.propertybox.io)

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EPC Rating: C Council Tax  
Band: D

Tenure: Freehold

**view this property online [connells.co.uk/Property/HDT305633](http://connells.co.uk/Property/HDT305633)**



1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures, fittings or services and it is in the buyers interest to check the working condition of any appliances.

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