



Eynsham Road
Oxford

Carter Jonas

88 EYNHAM ROAD OXFORD OX2 9BX

5 bedrooms & 2 reception rooms
open plan kitchen/diner
newly fitted bathroom & downstairs cloakroom
130' rear garden & driveway parking for 3 cars

DESCRIPTION

A much improved and extended 1930's built round bay fronted detached family house situated in a non estate location. The accommodation is arranged over three floors with the ground floor benefitting from a refitted 'L' shaped kitchen/breakfast room and adjoining laundry cupboard and boiler room, a double aspect sitting room and a further reception room which could be used as a study or a dining room. There is also a refitted cloakroom on the ground floor.

The first floor has three double bedrooms and a refitted bathroom with the top floor providing a further two bedrooms. The property enjoys a plot of about a fifth of an acre with the rear garden extending to about 130'. There is a small garage with the front garden providing a lawned area and parking for three cars.

LOCATION

The property is situated on the western edge of Oxford circa two miles from the city centre. The recently built Westway shopping centre is a stylish development with public piazza, shopping centre, restaurants and cafes. The area is also well served by an array of facilities including a doctor's surgery, sports centre, dental surgeries, library, Post Office and Waitrose store.

As well as being only a couple of miles from the city centre, Botley is well positioned for communications to London, Heathrow (via the A34 ring road/M40) and the national motorway network. Oxford station is only circa two miles away, with a service to London Paddington in under an hour.

A 1930'S DETACHED HOUSE PROVIDING 5 BEDROOMS IN THIS NON ESTATE LOCATION ON THE WESTERN OUTSKIRTS OF OXFORD WITH GOOD ACCESS TO THE CITY CENTRE, ROAD AND RAIL LINKS.



Further information:

All mains services are connected

Council tax band F

Gas fired central heating

According to Ofcom, Ultrafast broadband is available at this property and there is likely to be mobile phone coverage indoor and outdoor across all networks

ADDITIONAL INFORMATION

Viewing: Strictly by appointment through the selling agents Carter Jonas - T: 01865 511444

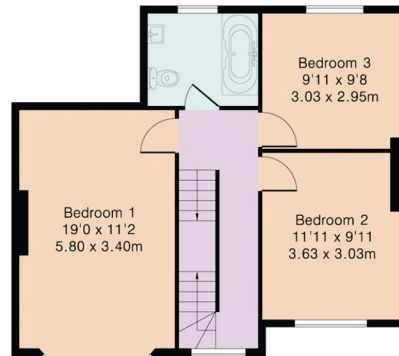
Directions: OX2 9BX



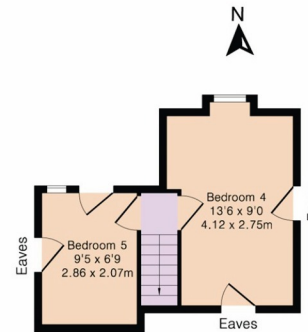


Ground Floor

Approximate Gross Internal Area 1653 sq ft – 154 sq m
 Ground Floor Area 869 sq ft – 81 sq m
 First Floor Area 579 sq ft – 54 sq m
 Second Floor Area 205 sq ft – 19 sq m



First Floor



Second Floor



Although Pink Plan Ltd ensures the highest level of accuracy, measurements of doors, windows and rooms are approximate and no responsibility is taken for error, omission or misstatement. These plans are for representation purposes only as defined by RICS code of measuring practise. No guarantee is given on total square footage of the property within this plan. The figure icon is for initial guidance only and should not be relied on as a basis of valuation.

Carter Jonas

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales	EU Directive 2002/91/EC	

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Offices throughout the UK



IMPORTANT INFORMATION

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