



40 MIDDLE WAY OXFORD OX2 7LG

Desirable Summertown location
3 bedrooms
2 bathrooms
South-west facing landscaped garden

DESCRIPTION

A charming Victorian home which has been imaginatively extended and improved to provide a wonderful home with all the benefits of modern living. The entrance hall leads to a spacious living area; a double length sitting room with bay window at the front and timber-framed glass doors which can be closed to create two separate living spaces.

The striking, light and spacious kitchen/breakfast/dining room with oak flooring opens onto a delightful, enclosed south west facing, landscaped rear garden with superb garden office.

On the first floor there are two bedrooms, a bathroom and a very useful laundry area. On the top floor there is a lovely bedroom enjoying delightful views with an ensuite shower room.

LOCATION

The property is located in the north Oxford area of Summertown, with its excellent range of local shops, pubs and restaurants. The centre of Oxford is just a stone's throw away, with its abundance of history, culture and first-class shopping and leisure facilities. There is an extensive choice of schools in the area, including the Dragon, Summer Fields, Oxford High School, Magdalen College School and St Edwards, to name a few.

Central London is less than an hour away via Oxford Parkway station (just north of the ring road) which provides a very good service to London Marylebone. There is also an efficient 24-hour coach service to and from the capital.

A CHARMING VICTORIAN HOME WITH A SUPERB GARDEN OFFICE LOCATED ON A DESIRABLE SIDE ROAD IN SUMMERTOWN, NORTH OXFORD.



FURTHER INFORMATION

Tenure: Freehold with vacant possession on completion.
Services: All main services are connected.
Local Authority: Oxford City Council
Council Tax: Band E
EPC Rating: D

Mobile phone coverage and speeds can be checked here: checker.ofcom.org.uk, however, all providers are predicted to have good levels of service inside at this property.

Broadband speeds can be checked here: checker.ofcom.org.uk. The maximum download rate is predicted to be 1000mbps with a 100mbps upload speed, subject to availability.

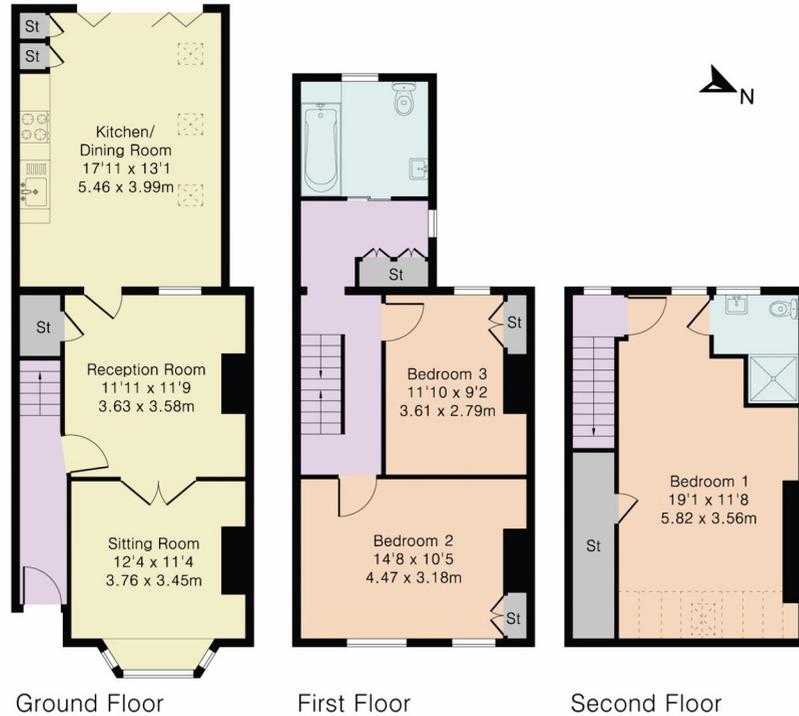
ADDITIONAL INFORMATION

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

Directions: OX2 7LG



Approximate Gross Internal Area 1301 sq ft – 120 sq m
 Ground Floor Area 576 sq ft – 53 sq m
 First Floor Area 445 sq ft – 41 sq m
 Second Floor Area 280 sq ft – 26 sq m



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.

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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		
(69-80)	C		81
(55-68)	D	66	
(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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