



Derwent Avenue
Headington, Oxford

Carter Jonas

32 DERWENT AVENUE, HEADINGTON, OXFORD, OX3 0AP

Entrance hall, sitting room, kitchen/dining room, conservatory, 3 bedrooms, family bathroom.
Driveway parking, south facing rear garden with large garden shed

DESCRIPTION

This attractive 1930s three bedroom semi detached family home offers well balanced accommodation and is ideally positioned within walking distance of the JR Hospital and local amenities. The property enjoys a south facing garden and offers the potential to extend subject to the necessary consents.

The ground floor features a welcoming sitting room with fireplace which opens to the kitchen/dining room with a conservatory leading off, an ideal space for entertaining or enjoying views of the garden.

Upstairs, the property provides three bedrooms and a family bathroom, all arranged around the first floor landing.

OUTSIDE

There is off street parking with a driveway in front of the house. From here, gates open to the rear garden and lead to a large shed with electricity connected. The rear garden enjoys a desirable southerly aspect, offering plenty of natural light throughout the day and an excellent space for outdoor living.

LOCATION

The location is popular amongst medics and academics. Offering good access to Oxford City (with a cycle path to the city centre) and local amenities, including, easy access to John Radcliffe and surrounding hospitals, Marston Meadows and the University Parks. St Josephs, St Michaels, St Nicholas, and the Swan School are nearby.

A PERIOD SEMI-DETACHED 3 BEDROOM HOME WITH SOUTH-FACING GARDEN WITHIN WALKING DISTANCE OF THE JR HOSPITAL AND WITH POTENTIAL TO EXTEND SUBJECT TO THE NECESSARY CONSENTS



A regular local bus route allows access to The Thornhill Park and Ride (and London), and the A40 and M40 are easily accessible permitting a convenient commute to London by car. There is a good selection of local shops including Waitrose, Co-op, and local cafes and restaurants in Headington

ADDITIONAL INFORMATION

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

Directions: OX3 0AP

Tenure: Freehold

Services: All mains services are connected. Gas fired central heating

Local Authority: Oxford City Council

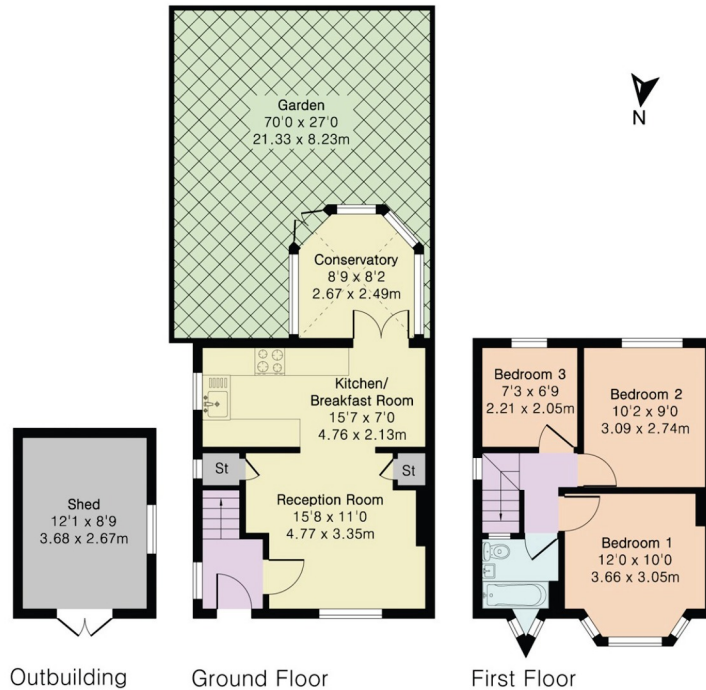
Council Tax Band D

Mobile phone coverage and speeds can be checked here: checker.ofcom.org.uk. Broadband and mobile speeds can be checked here: checker.ofcom.org.uk.



**Approximate Gross Internal Area 663 sq ft - 61 sq m
(Excluding Outbuilding)**

Ground Floor Area 360 sq ft – 33 sq m
First Floor Area 303 sq ft – 28 sq m
Outbuilding Area 106 sq ft – 10 sq m



Floor plan produced in accordance with RICS Property Measurement 2nd Edition. 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 and no guarantee is given on the 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

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		79 C
55-68	D	56 D	
39-54	E		
21-38	F		
1-20	G		

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Offices throughout the UK



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