



Henry Road
Oxford

Carter Jonas

31 HENRY ROAD OXFORD OX2 0DG

Popular West Oxford location
3 bedrooms & 2 reception rooms
South-west facing courtyard garden
NO ONWARD CHAIN

DESCRIPTION

A well located 3 bedroom terraced Edwardian home very close to central Oxford and the mainline train station.

The property is set across two floors and retains many period features, fireplaces in most rooms and wooden floors throughout. The ground floor offers a sitting room with bay window at the front and a dining room with deep sash window overlooking the rear garden. The kitchen is located at the rear with a side door out to the garden.

Upstairs, the principal bedroom is the full width of the house with fireplace and bookshelves on either side, a further double bedroom on the first floor overlooks the rear garden with a smaller bedroom/office and a family bathroom. Outside there is a SW facing courtyard garden, perfect for outdoor dining.

LOCATION

Perfectly positioned just west of Oxford city centre, the property is within a short distance of the mainline railway station yet a short distance from open spaces for pleasant walks.

Henry Road falls within the catchment of highly regarded schools and is surrounded by local amenities including supermarkets, shops, pubs, churches, allotments, and playing fields.

A THREE BEDROOM TERRACED EDWARDIAN HOME LOCATED IN ONE OF WEST OXFORD'S MOST DESIRABLE NEIGHBOURHOODS, OFFERING CONVENIENT ACCESS TO UNIVERSITY DEPARTMENTS, OXFORD CITY CENTRE, AND THE RAILWAY STATION



FURTHER INFORMATION

Council Tax Band D

Resident's permit parking.

Tenure: Freehold with vacant possession on completion.

Services: all main services are connected

Local Authority: Oxford City Council

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.

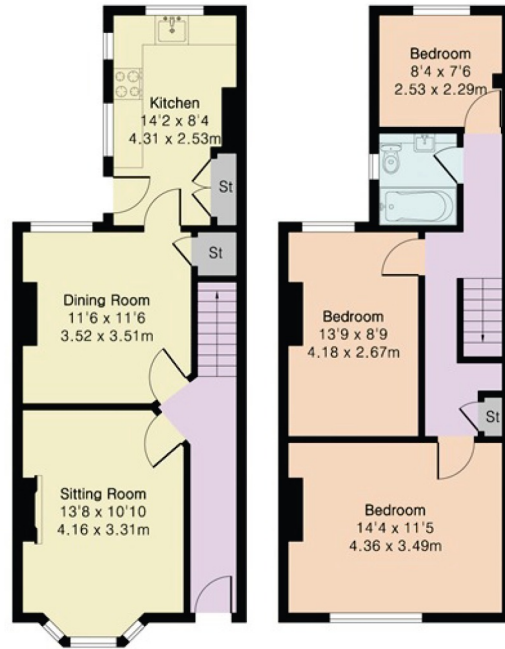
ADDITIONAL INFORMATION

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

Directions: OX2 0DC



Approximate Gross Internal Area 988 sq ft - 92 sq m
 Ground Floor Area 499 sq ft - 46 sq m
 First Floor Area 489 sq ft - 46 sq m



Ground Floor

First Floor



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		85 B
69-80	C		
55-68	D	59 D	
39-54	E		
21-38	F		
1-20	G		

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Offices throughout the UK



IMPORTANT INFORMATION

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