



**Wyndham Way**  
Oxford

**Carter Jonas**

## 15 WYNDHAM WAY OXFORD OX2 8DF

- Two Reception Rooms and Conservatory
- Two Double Bedrooms
- Parking and Gardens
- Superb Potential to Improve

### DESCRIPTION

The property is entered via a welcoming reception hall with attractive parquet flooring, a staircase rising to the first floor, and a useful understairs storage cupboard.

The sitting room opens into a spacious conservatory, providing an excellent additional reception area. The conservatory features French doors leading to the garden and access to a useful home office. Formerly part of the garage, the office offers a versatile space ideal for home working and benefits from a window to the rear.

The kitchen is fitted with a range of cabinets incorporating an integrated oven, hob and extractor hood, together with space for additional appliances.

On the first floor are two well-proportioned double bedrooms, one of which benefits from built-in wardrobes, together with a family bathroom.

### OUTSIDE

The property is approached via a hard-landscaped driveway providing off-street parking. The front garden has been designed for ease of maintenance with mature hedging with established borders. The rear garden is laid mainly to lawn with borders and fruit trees, together with convenient side access.

### LOCATION

Situated in a desirable North Oxford location within the popular Cutteslowe area, the property enjoys convenient access to Summertown's amenities and Oxford Parkway station, and excellent transport links.

**A DETACHED TWO-BEDROOM HOME FEATURING TWO RECEPTION ROOMS AND A CONSERVATORY OVERLOOKING THE GARDEN. THE PROPERTY OFFERS EXCELLENT POTENTIAL FOR IMPROVEMENT IN A HIGHLY SOUGHT AFTER LOCATION. NO ONWARD CHAIN.**



## ADDITIONAL INFORMATION

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

**w3w:/// island.tamed.edgy**

Double glazing, gas central heating, mains water and drainage

EPC rating:

Local authority: Oxford City Council

Council tax band: E

Tenure: Freehold

Mobile phone coverage and speeds can be checked here:  
[checker.ofcom.org.uk](http://checker.ofcom.org.uk)

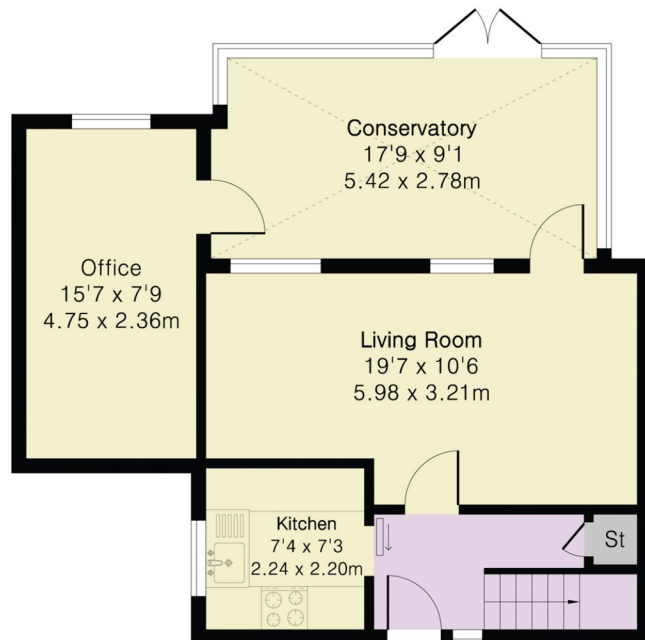
Broadband speeds can be checked here:  
[checker.ofcom.org.uk](http://checker.ofcom.org.uk)



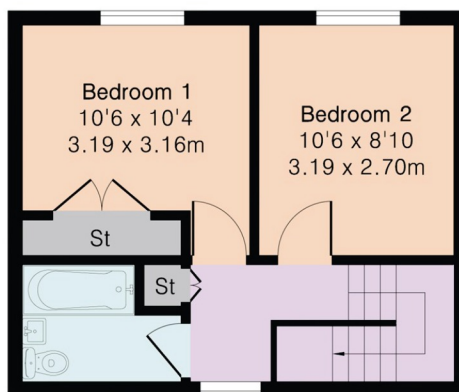
**Approximate Gross Internal Area 929 sq ft - 87 sq m**

Ground Floor Area 611 sq ft – 57 sq m

First Floor Area 318 sq ft – 30 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             |         |           |
| 69-80 | C             | 69 C    | 76 C      |
| 55-68 | D             |         |           |
| 39-54 | E             |         |           |
| 21-38 | F             |         |           |
| 1-20  | G             |         |           |

**Oxford 01865 511444**

oxford@carterjonas.co.uk

Mayfield House, 256 Banbury Road, Oxford. OX2 7DE

**carterjonas.co.uk**

Offices throughout the UK



#### IMPORTANT INFORMATION

These particulars are for general information purposes only and do not represent an offer or contract or part of one. Carter Jonas or anyone in their employment has made every attempt to ensure that the particulars and other information provided are as accurate as possible and they are not intended to amount to advice on which you should rely as being factually accurate. Full information which may be relevant to your decision regarding the property can be found on the property listing on [carterjonas.co.uk](http://carterjonas.co.uk) or, (including off market properties) on the brochure or a separately available material information sheet. We would advise you to confirm the details of any material information prior to any offer being submitted. You should not assume that the property has all necessary planning, building regulations or other consents and Carter Jonas has not tested any services, facilities or equipment. Any measurements and distances given are approximate only. Where Carter Jonas has been provided with a floorplan by a third party, we cannot guarantee that the floorplan has been measured in accordance with IPMS. Purchasers must satisfy themselves of all of the aforementioned by independent inspection or otherwise. Our images only represent part of the property as it appeared at the time they were taken and do not represent the furnishings included; these are confirmed in a separate inventory. If you require further information, please contact us.