



Hurst Street

Carter Jonas

57 HURST STREET OXFORD OX4 1HA

- Beautifully presented with great attention to detail
- Flexible living and entertaining space
- Energy efficient heating and glazing
- Detached garden office/annex
- Landscaped rear garden

LOCATION

Ideally located on Hurst Street, a sought-after side road in the heart of East Oxford between Iffley Road and vibrant Cowley Road.

The property is a short distance from a wide range of amenities, including supermarkets, independent shops, cafés, bars, and restaurants. South Park's green open spaces are nearby with Oxford train station giving excellent transport links to London Paddington and Marylebone.

DESCRIPTION

A beautifully presented mid-terrace family home which has been recently refurbished to a high specification with great attention to detail. The property is arranged over three floors and extends to over 1,750sqft (including the studio) offering flexible family and entertaining space.

A recess in the entrance hall creates space to hang coats and store shoes. The hall then leads to a sitting room at the front of the house, a cloakroom, and at the rear a stunning open-plan kitchen/dining/family room with bi-fold doors opening onto the garden.

The kitchen is superbly appointed with sleek units, quartz worktops, and a large central island, alongside integrated appliances including an induction hob, double oven with built-in air fry function, and twin side-by-side fridge freezers. A separate utility room provides space for a washing machine, tumble dryer, and boiler.

A BEAUTIFULLY REFURBISHED MID TERRACED FAMILY HOME WITH A SUPERB GARDEN OFFICE/STUDIO AND LANDSCAPED GARDEN IN SOUGHT AFTER HURST STREET IN EAST OXFORD







The principal bedroom occupies the top floor and benefits from a walk-in wardrobe and stylish ensuite bathroom. On the first floor, a generous rear bedroom enjoys its own ensuite shower room, while an additional bedroom is served by a spacious family bathroom. The first floor also benefits from a large walk-in wardrobe.

Outside, the rear garden has been attractively landscaped with a superb garden office/studio at the far end.

FURTHER INFORMATION

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

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 and upload speed available is 1000mbps.

ADDITIONAL INFORMATION

Tenure Freehold

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

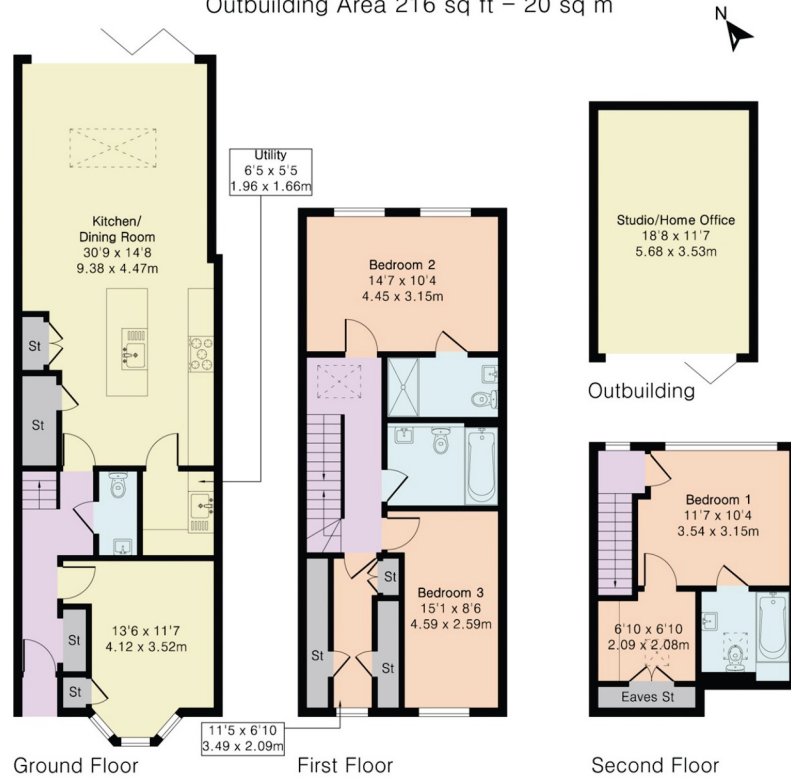
Directions OX4 1HA





**Approximate Gross Internal Area 1751 sq ft - 162 sq m
(Including Outbuilding)**

Ground Floor Area 726 sq ft - 67 sq m
 First Floor Area 551 sq ft - 51 sq m
 Second Floor Area 258 sq ft - 24 sq m
 Outbuilding Area 216 sq ft - 20 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	78 C	86 B
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 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.