



**Monmouth Road**  
Oxford

**Carter Jonas**

## 19 MONMOUTH ROAD OXFORD OX1 4TD

Family home in popular neighbourhood  
Flexible accommodation - 3/4 bedrooms  
Family shower room plus downstairs cloakroom  
Off street parking for one car

### DESCRIPTION

A 1930s semi-detached home set on a popular residential side road off Abingdon Road, ideally positioned for easy access to Oxford city centre and close to Hinksey Park. The property offers flexible and comfortable family living.

The ground floor includes an entrance hall, cloakroom, a bright reception room with an attractive box bay window (currently used as a bedroom), and a spacious kitchen with ample room for a dining table and views over the garden. A side door from the kitchen provides convenient access to the garden. In addition, there is a cosy living room with doors opening onto a terrace, perfect for outdoor dining.

Upstairs, the first floor offers two well-proportioned bedrooms, a study/bedroom and a family shower room.

Outside, the property benefits from gravel parking for one car, while the rear garden is mainly laid to lawn with mature plants and shrubs, offering generous outdoor space.

### LOCATION

New Hinksey is a highly convenient neighbourhood, just a short distance from Oxford's vibrant city centre and with easy access to the ring road. The area is well served by good primary schools and is home to Hinksey Park, with its outdoor pool, tennis courts, and children's play areas.

Nearby amenities include local shops and cafés, while Westgate shopping centre (including John Lewis), Oxford train station, and the city's main bus station, with regular services to London and major airports, are all within easy reach.

## A 1930S SEMI-DETACHED FAMILY HOME SITUATED ON A POPULAR RESIDENTIAL SIDE ROAD JUST OFF ABINGDON ROAD, IDEALLY POSITIONED FOR SCHOOLS AND EASY ACCESS TO OXFORD CITY CENTRE.



#### FURTHER INFORMATION

All mains services are connected.  
Gas fired central heating  
Tenure: Freehold  
Local Authority: Oxford City Council  
Council Tax: Band E  
EPC Rating D  
Flood Zone 2

Mobile phone coverage and speeds can be checked here: [checker.ofcom.org.uk](http://checker.ofcom.org.uk), however, all providers are predicted to have good levels of service outside at this property with limited coverage indoors.

Broadband speeds can be checked here: [checker.ofcom.org.uk](http://checker.ofcom.org.uk). The maximum download rate is predicted to be 1000mbps with a 100mbps upload.

## ADDITIONAL INFORMATION

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

**Directions:** OX1 4TD

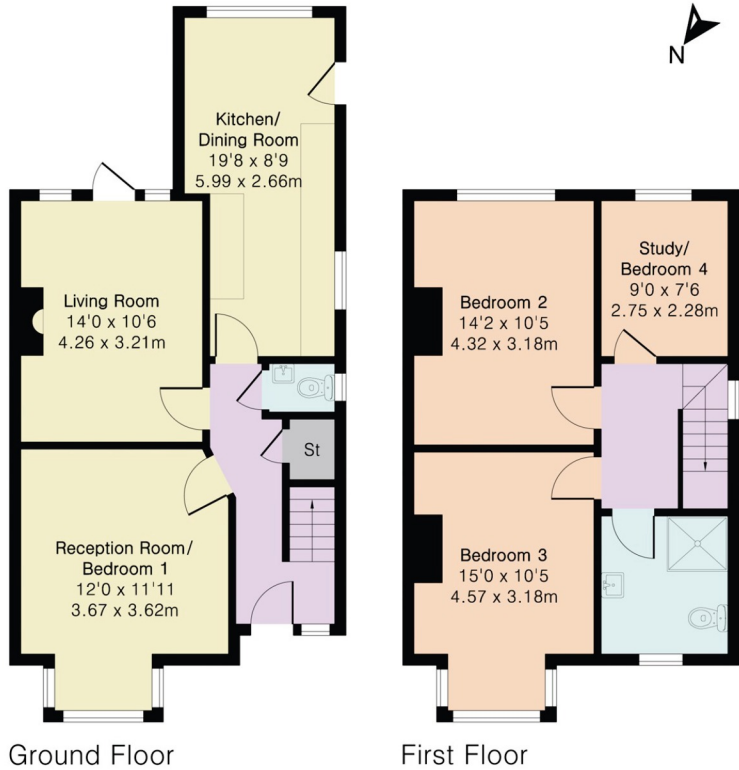
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**Approximate Gross Internal Area 1076 sq ft - 100 sq m**

Ground Floor Area 579 sq ft – 54 sq m

First Floor Area 497 sq ft – 46 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		76 C
55-68	D	63 D	
39-54	E		
21-38	F		
1-20	G		

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Offices throughout the UK



**IMPORTANT INFORMATION**

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