



Frenchay Road
Oxford

Carter Jonas

47 FRENCHAY ROAD OXFORD OX2 6TF

- Lovely location on a popular development
- Four bedrooms, three receptions & three bathrooms
- Practical town garden
- Off-street parking for two cars

DESCRIPTION

Designed with modern family living in mind, this attractive home offers well arranged and flexible accommodation over three floors, ideal for family and entertaining.

A welcoming reception hall, complete with useful storage and a cloakroom, leads through to a charming sitting room featuring a bay window and a feature fireplace at the front. To the rear, a generously proportioned kitchen/dining room forms the heart of the home, with French doors opening directly onto the terrace and town garden.

On the first floor, the drawing room enjoys views over the rear garden and adjoining woodland. The principal bedroom is also located on this floor, benefiting from built-in storage, a bay window, and a well-appointed ensuite bathroom.

The second floor provides three further spacious bedrooms, all with built-in storage, together with a family bathroom fitted with both a bath and separate shower.

OUTSIDE

The property is approached via a low-maintenance gravel forecourt providing off-street parking for two vehicles. To the rear, the enclosed garden is predominantly laid to lawn with a paved terrace, ideal for al fresco dining and entertaining. The garden is bordered by mature shrubs and trees.

THIS GENEROUSLY PROPORTIONED FAMILY HOME IS IDEALLY POSITIONED FOR CONVENIENT ACCESS TO SCHOOLS, UNIVERSITY DEPARTMENTS, SUMMERTOWN AND OXFORD CITY CENTRE. NO ONWARD CHAIN



Frenchay Road is ideally positioned to take full advantage of the excellent amenities of Summertown, Walton Street, and Oxford city centre, all offering a wide selection of shops, cafés, and restaurants. Recreational facilities nearby include Nuffield Health & Racquets Club, and Port Meadow provides a wonderful open space for walking and cycling.

The property also benefits from convenient access to the M40, while Oxford city station and Oxford Parkway offer regular rail services to London Paddington and Marylebone in approximately one hour.

Further information

Tenure: Freehold with vacant possession on completion.

Services: All main services are connected.

Council Tax Band G

Flood risk - very 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. Ultrafast Broadband is predicted to be available.

ADDITIONAL INFORMATION

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

Directions: OX2 6TF

what3words:/// skills.shorts.solid

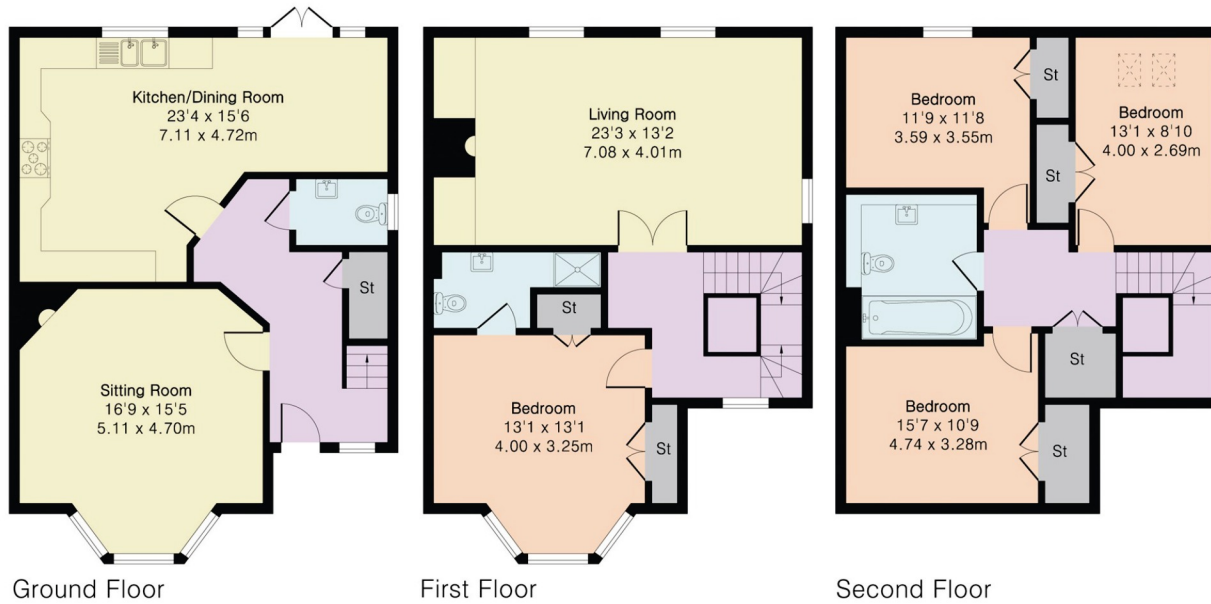


Approximate Gross Internal Area 1971 sq ft - 183 sq m

Ground Floor Area 679 sq ft – 63 sq m

First Floor Area 657 sq ft – 61 sq m

Second Floor Area 635 sq ft – 59 sq m



Ground Floor

First Floor

Second 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.

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Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	76 C	79 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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Offices throughout the UK



IMPORTANT INFORMATION

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