



Harbord Road
Oxford

Carter Jonas

5 HARBORD ROAD OXFORD OX2 8LH

* Entrance Hall * Sitting Room * Dining Room *
Downstairs WC * Kitchen * 3 Bedrooms * Family
Bathroom * Garage *

DESCRIPTION

A charming family home offering generous living accommodation throughout, complemented by a well established garden, driveway parking and a garage, whilst retaining a number of attractive period features that add character and charm.

The property is entered via a welcoming entrance hall, leading to a bright and spacious sitting room featuring large windows, along with direct access to the rear garden. A separate dining room provides an ideal space for family meals and entertaining, while the generously sized kitchen enjoys pleasant views over the garden and benefits from convenient side access. A downstairs WC completes the ground floor accommodation.

Upstairs, the landing leads to three bedrooms, comprising one larger bedroom, and two well proportioned bedrooms offering a variety of uses. A family bathroom serves all bedrooms.

OUTSIDE

Externally, the property benefits from a well established rear garden, offering plenty of space for outdoor dining, entertaining and family activities. To the front, there is a driveway providing off-road parking together with access to the garage.

A CHARMING THREE-BEDROOM FAMILY HOME OFFERING GENEROUS LIVING ACCOMMODATION, A WELL ESTABLISHED REAR GARDEN, DRIVEWAY PARKING AND A GARAGE, WHILE RETAINING ATTRACTIVE PERIOD CHARACTER.



LOCATION: Harbord Road is a popular residential road in North Oxford, ideally situated close to the extensive open spaces of Cutteslowe Park and within easy reach of the excellent amenities of Summertown, including a variety of shops, cafés, restaurants and everyday services. The area benefits from a selection of highly regarded state and independent schools, while Oxford Parkway station provides convenient rail links to London. Oxford city centre, the A34 and A40 are also easily accessible, making this an attractive location for both families and commuters.

ADDITIONAL INFORMATION

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

Directions: w3w [winks.credit.vest](https://www.winks.credit.vest)

Tenure: Freehold

All Mains Services Connected

Local Authority: Oxford City Council

Council Tax: F

EPC: D

Internet & Mobile: Ultrafast broadband is available. Mobile signal is good outdoor, with one provider stating variable in home. Further information on availability and speeds can be found at checker.ofcome.org.uk



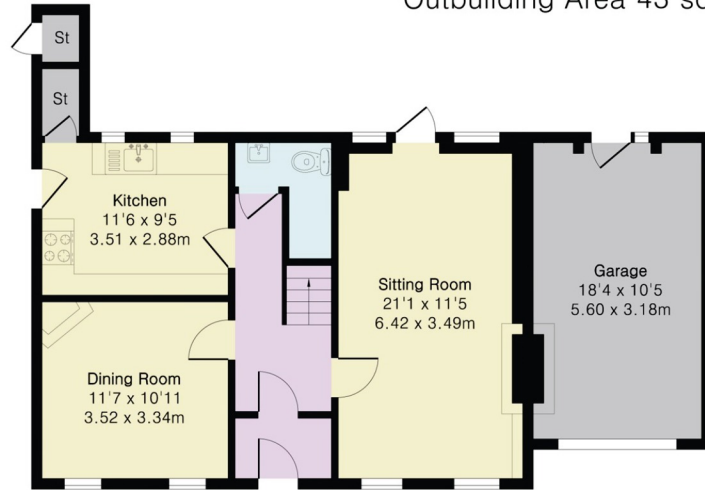
**Approximate Gross Internal Area 1464 sq ft - 136 sq m
(Including Garage & Outbuilding)**

Ground Floor Area 640 sq ft – 59 sq m

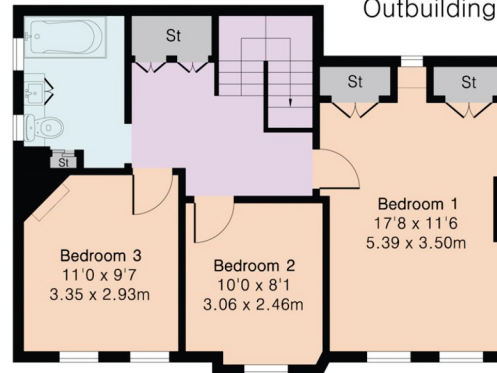
First Floor Area 589 sq ft – 55 sq m

Garage Area 192 sq ft – 18 sq m

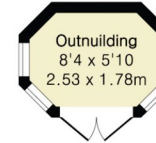
Outbuilding Area 43 sq ft – 4 sq m



Ground Floor



First Floor



Outbuilding



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

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Offices throughout the UK



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		80 C
55-68	D	64 D	
39-54	E		
21-38	F		
1-20	G		

IMPORTANT INFORMATION

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