



Blandford Avenue
Oxford

Carter Jonas

47 BLANDFORD AVENUE OXFORD OX2 8EB

Extended 4-bed detached house
Open-plan kitchen/breakfast/family room
Garage & off-street parking for several cars
Loft space with potential for conversion (STP)

DESCRIPTION

A stylish detached family home located on a desirable side road in North Oxford, this beautifully presented property offers versatile living spaces ideal for modern family life.

Thoughtfully extended by the current owners with a two-storey extension, the property boasts light-filled interiors and a practical layout that will appeal to families of all ages. At the heart of the home is a spacious open-plan kitchen, designed by Kitchen Architecture and including integrated high end appliances, which also functions as a dining and family room, perfect for entertaining or relaxed everyday living, with doors leading out to a generous paved terrace.

Complimenting this central space are two separate reception rooms, a utility room, and a cloakroom, all finished with meticulous attention to detail.

The property benefits from new gas central heating and wet underfloor heating.

Upstairs, the principal bedroom enjoys views over the rear garden and features a dressing area and ensuite shower room. Three further bedrooms and a contemporary family bathroom complete the upper floor.

To the front, there is ample off-street parking for multiple vehicles. To the rear, a paved terrace opens out onto the landscaped garden, which is laid to lawn and bordered with shrubs and plants.

A BEAUTIFULLY PRESENTED AND EXTENDED DETACHED FAMILY HOME LOCATED ON A DESIRABLE SIDE ROAD IN NORTH OXFORD CLOSE TO SCHOOLS AND PUBLIC TRANSPORT



FURTHER INFORMATION

Virgin Media broadband cable run to the property. Fibre 200+

Electric vehicle charging: A 32amp commando supply exists to the front of the house on the west side and there are further connections for 13amp and 16amp charging points externally to the boot room.

ADDITIONAL INFORMATION

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

Directions: OX2 8EB

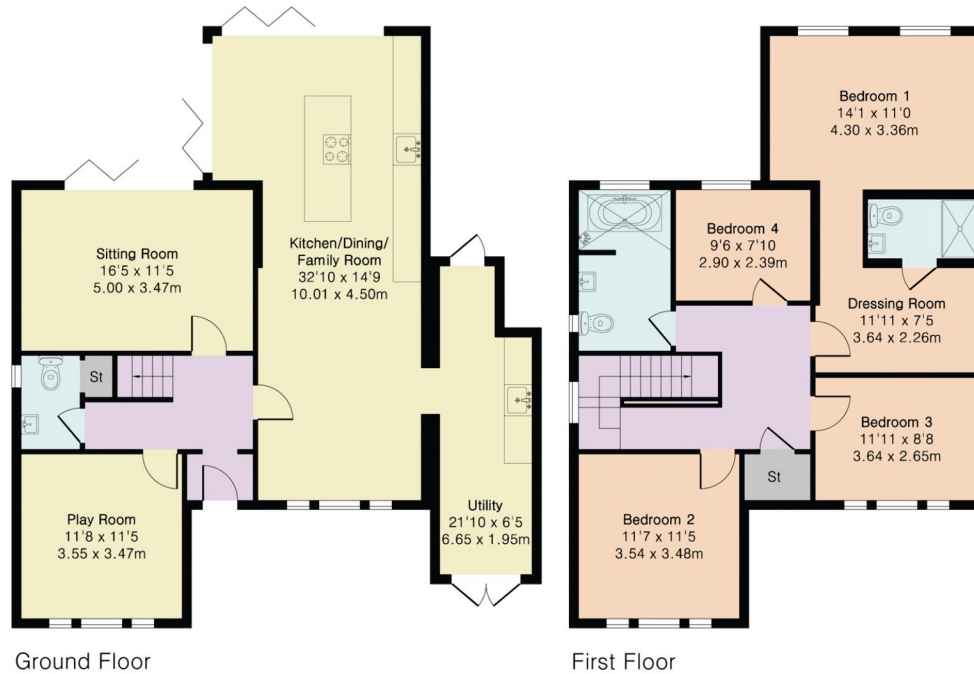
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Approximate Gross Internal Area 1905 sq ft - 176 sq m

Ground Floor Area 1028 sq ft – 95 sq m

First Floor Area 877 sq ft – 81 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.

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Offices throughout the UK



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	75 C	80 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		

IMPORTANT INFORMATION

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