



JCP

ESTATE AGENTS  
OXFORD

# Southfield Road, East Oxford

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A handsome, extended Edwardian semi-detached family home with sizeable south easterly garden backing onto Oriel College sports ground.

Handsome Extended Semi-detached  
Edwardian Family Home | Convenient  
& Fashionable Location | Two  
Reception Rooms | Spacious  
Kitchen/Dining Room with Bi-fold Doors  
onto Garden | Four Good Bedrooms |  
Bathroom & Shower Room | Front  
Garden with Pedestrian Side Gate |  
Good Size Rear Garden backing onto  
Oriel College Sports Ground | Residents  
Parking Zone | No Onward Chain

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## TENURE & POSSESSION

The Property is Freehold

## LOCAL AUTHORITY

Council Tax Band E

Oxford City Council

Telephone: 01865 249811



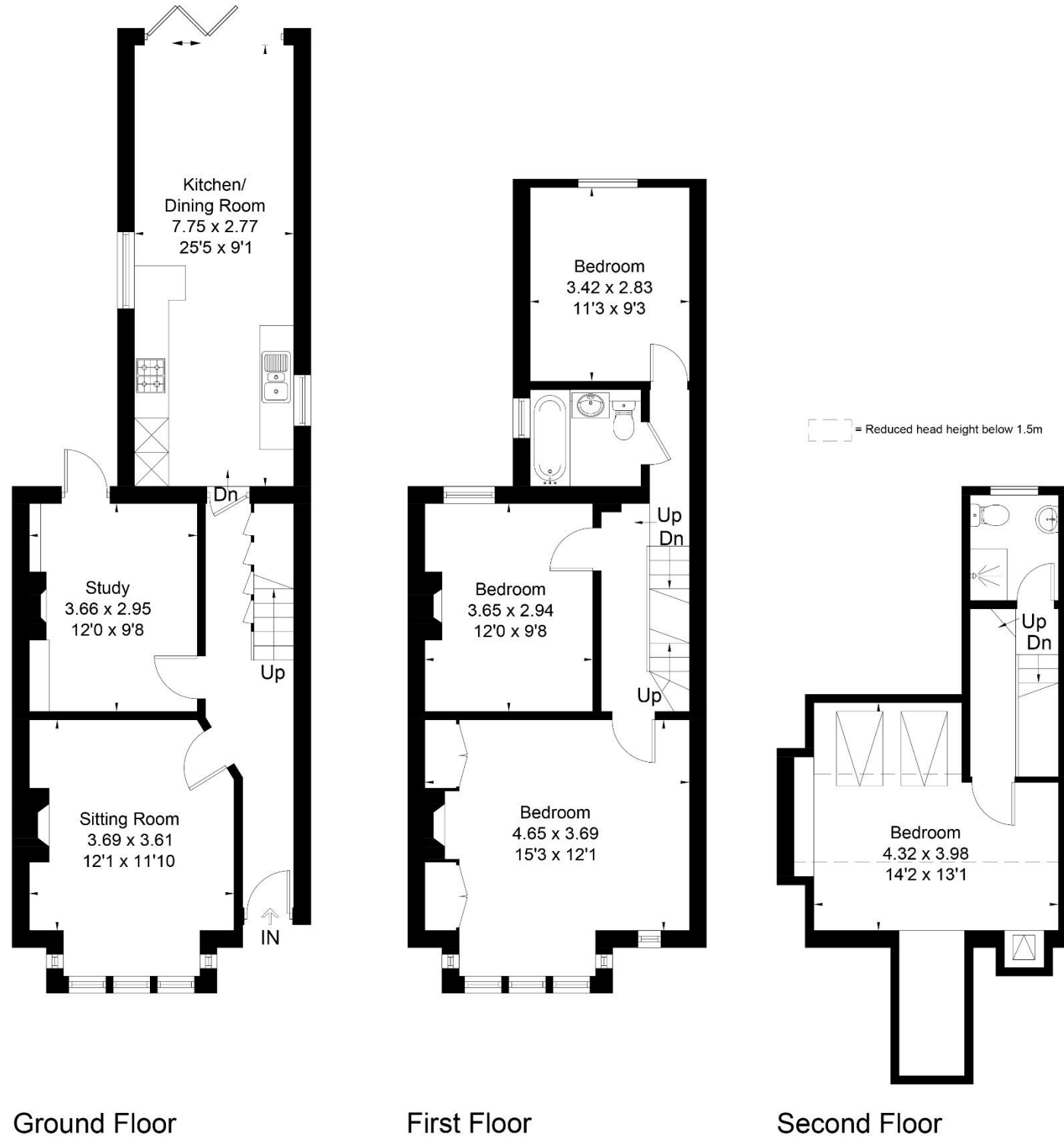
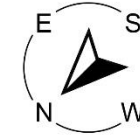
## DESCRIPTION & SITUATION

This attractive semi-detached Edwardian house affords extended and well presented accommodation which is ideal for a family in this thriving and fashionable location. A porch with front door invites one into the entrance hall with an attractive sitting room with period fireplace and bay window to the front. Behind this is a useful study enjoying a rear outlook. To the rear of the house is a sizeable kitchen/dining room with bi-fold doors opening directly onto the sunny and private rear garden. Upstairs on the first floor there are three good bedrooms and a family bathroom. On the next floor there is a shower room and a large bedroom suite. Outside to the front is an enclosed garden, ideal for bicycles etc. and a side gate to the rear garden which backs onto Oriel College sports ground. The property falls within a controlled parking zone with a residents permit scheme in action.

The property is well situated backing onto Oriel College sports ground in an LTN (Low Traffic Neighbourhood) on the east side of the city in this fashionable and vibrant location with its eclectic range of shops, bars, cafés, restaurants and other facilities. The area enjoys good access to the city centre, Oxford University with its constituent colleges and departments, Oxford Brookes University, various renowned hospitals including The John Radcliffe, The Warneford, The Churchill and Nuffield Orthopaedic Centre, various state and private schools including Magdalen College School and Headington Rye Oxford. There is also good access to central Headington, business parks and the ring road and motor way network.



Approximate Floor Area = 138.6 sq m / 1492 sq ft



Ground Floor

First Floor

Second Floor

**James C. Penny Estate Agents**  
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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 Plus) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			77
(55-68) <b>D</b>			
(39-54) <b>E</b>		54	
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	



This floor plan has been drawn in accordance with RICS Property Measurement 2nd edition.  
 All measurements, including the floor area, are approximate and for illustrative purposes only. @fourwalls-group.com #65593