



5 Hayward Road, Oxford, OX2 8LN

Offers In Excess Of £1,000,000 Freehold

THOMAS
MERRIFIELD
SALES LETTINGS



The Property

A 4 bedroom detached house situated on the edge of Cutteslowe & Sunnymead Park in need of some updating but offering potential to extend subject to planning permission.

Additional information to note:

- Main gas, water, electric and drainage.
- High risk from surface water flooding. However, the vendor has informed us that in the 40+ years they have lived there that the property has not flooded.
- OFCOM checker indicates that standard, superfast and ultrafast broadband is available at the property.
- Mobile Phone: Data and signal is variable indoor and good outdoor with EE, and good outdoor with O2, Three and Vodafone.
- Permit holder parking in road.
- For information on restrictive covenants please contact the office.
- Properties built or renovated pre-1999 may contain asbestos in certain building materials e.g. Artex, vinyl tiles, sheet boards and corrugated roofing, pipework and lagging/insulation. These are generally considered safe unless disturbed but prospective buyers must take their own advice.



EPC Rating: E

Council Tax Band: G



Key Features

- 4 Double Bedrooms - 3 of which have a sink and fitted wardrobes
- Family Bathroom
- Living Room
- Dining Room
- Kitchen/Breakfast Room
- Downstairs Cloakroom with a water softener.
- Gas Central Heating
- Garage
- Enclosed Garden
- Side Access

The Location

Hayward Road is well placed just north of the ring road and a very short walk to popular Cutteslowe Park. There is easy access into both Summertown and Oxford city where there are a wealth of retail outlets, entertainment venues, cafes, bars and restaurants to suit most tastes. There are both private and state schools for all ages.

Locally there are shops providing day to day needs and for the more active there is North Oxford Tennis Club, Hockey and Golf Clubs, as is Nuffield Health and Leisure. There is excellent direct access into London by train via Oxford Parkway which is within half a mile.

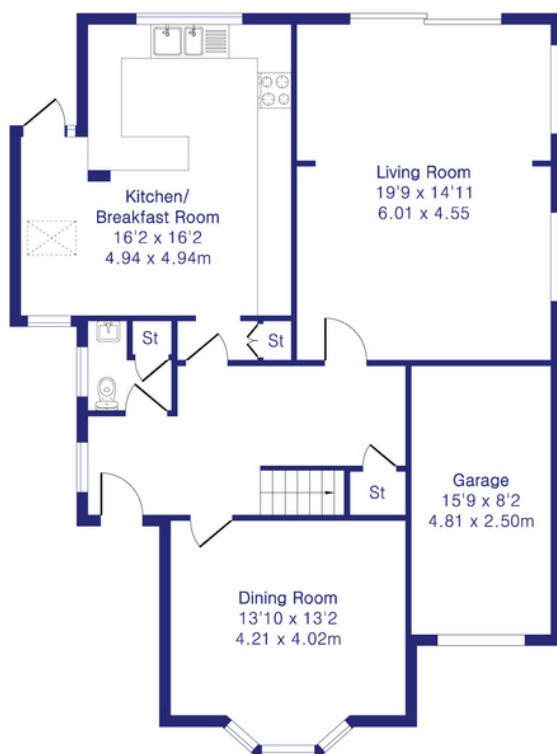


**Approximate Gross Internal Area 1713 sq ft - 159 sq m
(Excluding Garage)**

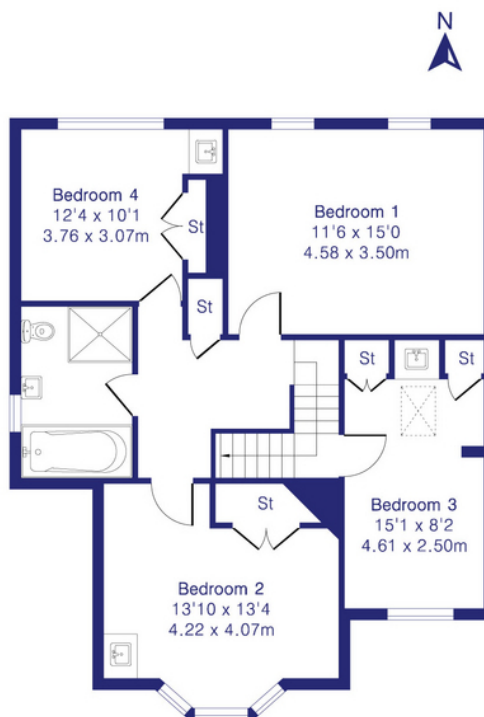
Ground Floor Area 919 sq ft – 85 sq m

First Floor Area 794 sq ft – 74 sq m

Garage Area 129 sq ft – 12 sq m



Ground Floor



First Floor

Thomas Merrifield and their clients give notice that:

1. They are not authorised to make or give any representations or warranties in relation to the property either here or elsewhere, either on their own behalf or on behalf of their client or otherwise. They assume no responsibility for any statement that may be made in these particulars. These particulars do not form any part of any offer or contract and must not be relied upon as statements or representations of fact.

2. Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive. It should not be assumed that the property has all necessary planning, building regulation or other consents and Thomas Merrifield have not tested any services, equipment or facilities. Purchasers must satisfy themselves by inspection or otherwise.

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