



MERRIVALE SQUARE OXFORD OX2
£2,800 PER MONTH AVAILABLE 10/09/2024



Hamptons

THE HOME EXPERTS

{ THE PARTICULARS

Merrivale Square Oxford OX2

£2,800 Per Month
Unfurnished

 **4 Bedrooms**
 **2 Bathrooms**
 **2 Receptions**

Features

- 4 bedrooms, - 3 bathrooms, - Cloakroom,
- Living Room, - Kitchen/Breakfast Room, -
Conservatory, - Garden, - Council Tax Band
G

Council Tax

Council Tax Band G

Hamptons

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{ FAMILY HOME IN NORTH OXFORD WITH FLEXIBLE ACCOMMODATION

The Property

This delightful and well presented Georgian style end of terrace family home is located in the popular development of Waterways in North Oxford. With flexible accommodation laid out over three floors this house has 4 bedrooms, some with built in wardrobes and 2 of which have en- suite bathrooms. There is an additional family bathroom and a useful downstairs cloakroom. The living room is on the first floor and the kitchen /dining room has access to a conservatory with doors opening onto the garden. The garage has been cleverly converted into a snug room. Please note this property is close to the railway line.

Location

North Oxford is a suburban area stretching from St. Giles in the south to the northern bypass, encompassing some of the most popular places to live in Oxford including Jericho, Summertown, Wolvercote and Cutteslowe. North Oxford is renowned for its independent schools, including the Dragon School, Summer Fields, St. Edward's School and the Oxford High School for girls. The area is also home to many of the University colleges and departments attracting a richly diverse cultural environment. Since opening in 2015, Oxford Parkway railway station has regular trains to Bicester and London Marylebone.



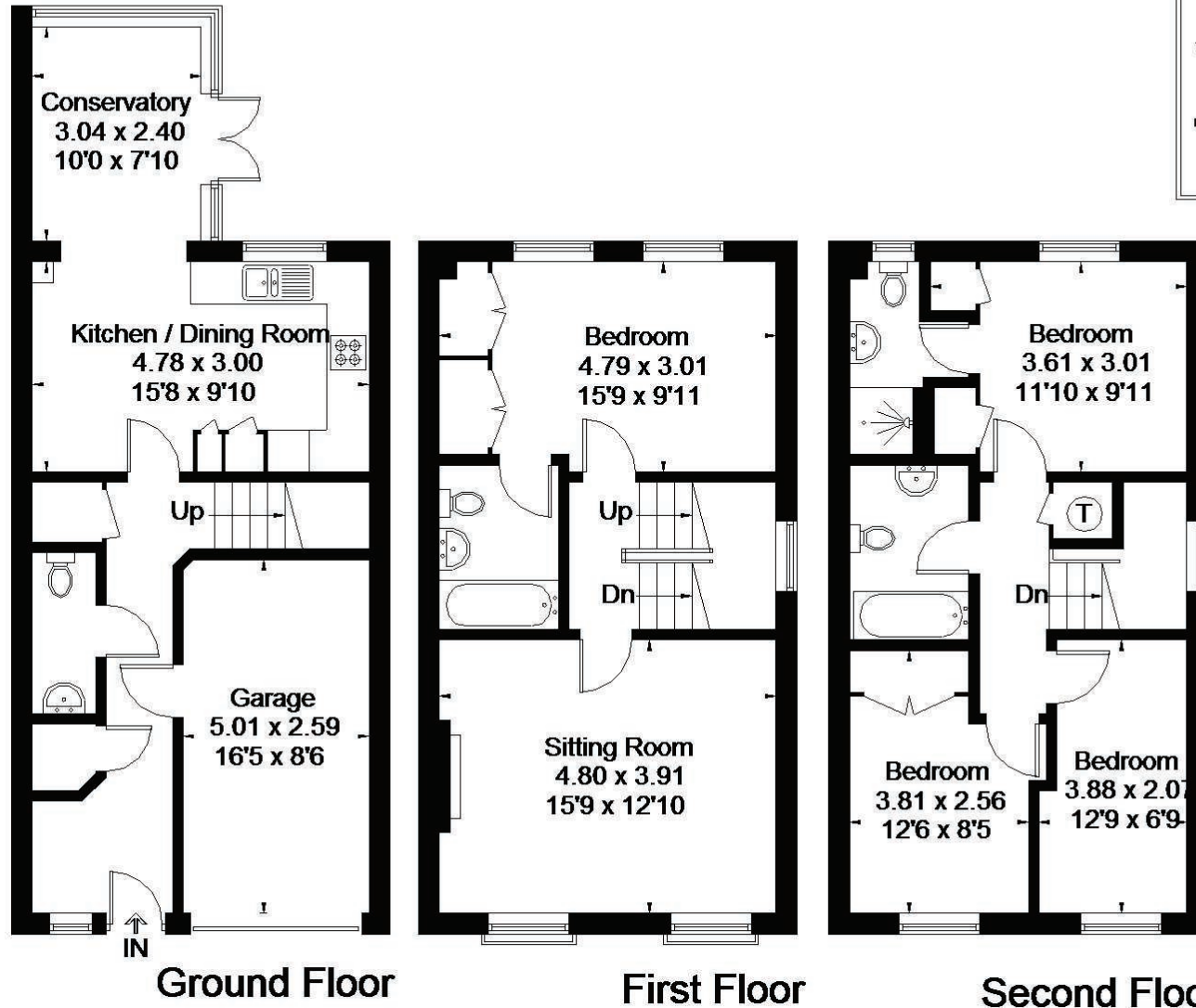
Merrivale Square, Oxford

Approximate Gross Internal Area = 142.0 sq m / 1528 sq ft (Including Garage)



Floorplanz © 2018
0203 9056099 Ref: 2019026

This plan is for layout guidance only. Drawn in accordance with RICS guidelines. Not drawn to scale, unless stated. Windows & door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes & compass bearings before making any decisions reliant upon them.



For Clarification

We wish to inform prospective tenants that we have prepared these particulars as a general guide and they have been confirmed as accurate by the landlord. We have not verified permissions, nor carried out a survey, tested the services, appliances and specific fittings. Room sizes are approximate and measurement figures rounded: they are taken between internal wall surfaces and therefore include cupboards/shelves, etc. Accordingly, they should not be relied upon for

carpets and furnishings. It should also be noted that all fixtures and fittings, carpeted, curtains/blinds, kitchen equipment and garden statuary, whether fitted or not, are deemed removable by the landlord unless specifically itemised with these particulars. Please enquire in office or on our website for details on holding deposit and tenancy deposit figures.

