



**CHILSWELL ROAD OXFORD OX1**  
**£2,750 PER MONTH** AVAILABLE 25/09/2024




**Hamptons**

THE HOME EXPERTS

# { THE PARTICULARS

Chilswell Road Oxford OX1

**£2,750 Per Month**  
**Part-furnished**

 **5 Bedrooms**  
 **3 Bathrooms**  
 **2 Receptions**

## Features

- 4/5 Bedrooms, - 3 Bathrooms, - Gas Central Heating, - Double Glazing Throughout, - Garden, - Cloak Room

## Council Tax

Council Tax Band E

## Hamptons

257 Banbury Road  
Summertown, Oxford, OX2 7HN  
01865 578 501  
oxfordlettings@hamptons.co.uk  
www.hamptons.co.uk

# { A SPACIOUS FOUR BEDROOM PERIOD FAMILY HOME SET OVER THREE FLOORS

## The Property

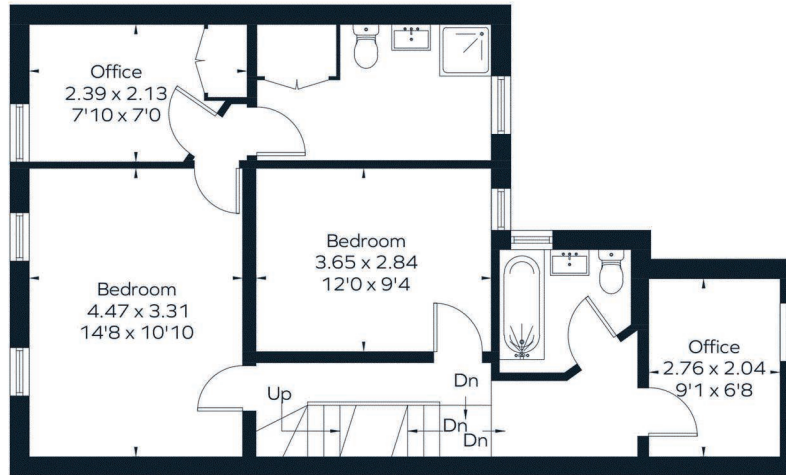
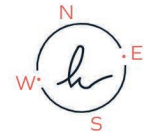
This is a delightful traditional period terraced home with some character features, together with very flexible living space. Located just 10 minutes walk from the City Center, and 5 minutes from the river. The spacious living room has double doors leading out to a wooden deck perfect for entertaining in the summer months. With 4/5 bedrooms and 3 bathrooms together with two living rooms, the house is ideal for a family and for those needing the extra space whilst working from home. (NON HMO Property)

## Location

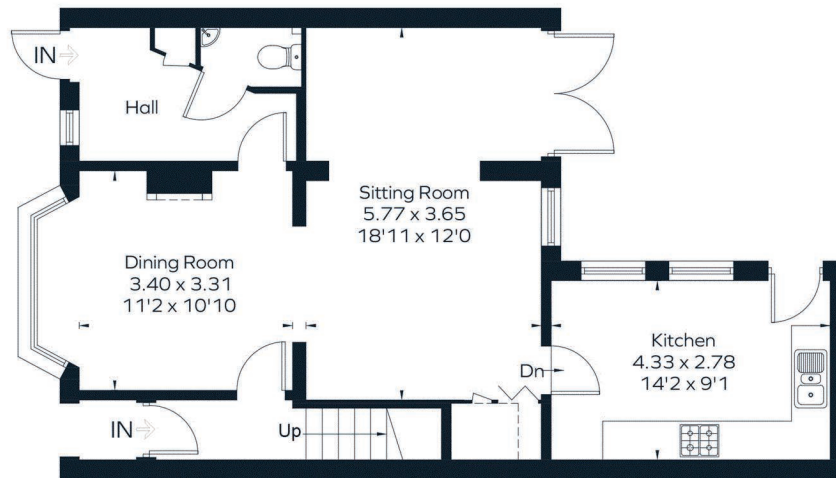
Chilswell Road is situated approximately 0.9 miles from the City Centre with easy access to the ring road and is an ideal area for families with good primary schools nearby. The location is on a safe cycling route and offers short walking/cycling distances to the Westgate Shopping Centre and train station which includes regular services to London Paddington and Marylebone.



Approximate Area = 160.2 sq m / 1724 sq ft  
 Including Limited Use Area (6.9 sq m / 74 sq ft)



First Floor



Ground Floor



Second Floor

Surveyed and drawn in accordance with the International Property Measurement Standards (IPMS 2: Residential)  
 fourwalls-group.com 281209

**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.

