




{ KINGSTON ROAD OXFORD OX2
£3,000 PER MONTH AVAILABLE NOW

Hamptons
THE HOME EXPERTS

{ THE PARTICULARS

Kingston Road Oxford OX2

£3,000 Per Month
Unfurnished

 4 Bedrooms
 3 Bathrooms
 1 Reception

Features

- Private Garden, - Four Bedrooms, - Two
Showerrooms & One Bathroom, - Open
Plan

Living/Dining/Kitchen Area, - Short
Walking Distance To Town Center, -
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

The Property

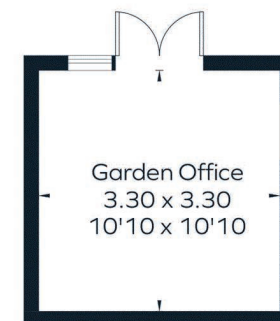
This distinctive four-bedroom mid-terrace home features a spacious open-plan living, dining, and kitchen space, along with two showerrooms, one bathroom and a sizable private garden. Additionally, the property includes a basement level complete with a bedroom, bathroom, and kitchen.

Outside

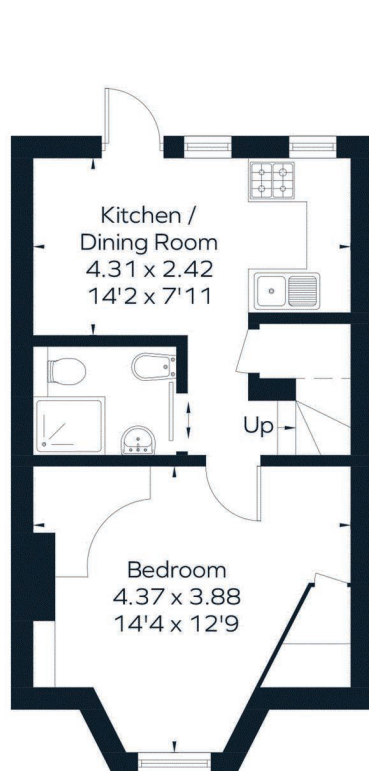
Kingston Road is situated in the heart of the North Oxford Victorian Conservation zone, offering convenient access to Oxford City Centre and the facilities of North Oxford and Summertown, including the well-liked dining options and Phoenix cinema located just around Walton Street. It's just a mile away from the City Centre and Oxford mainline train station, with frequent trains to London Marylebone and Paddington taking about 55 minutes. Its prime location also makes it a great choice for the top schools in North and Central Oxford, with St Philip and St James primary school just a 5-minute walk away, and Port Meadow's open spaces are just a mile away.



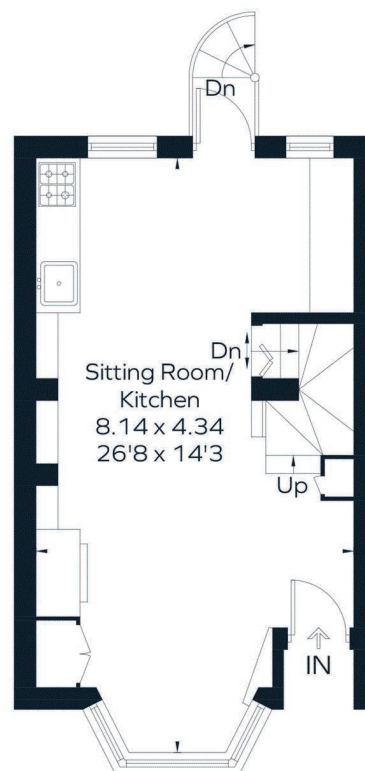
Approximate Floor Area = 113.8 sq m / 1225 sq ft
 Garden Office = 10.9 sq m / 117 sq ft
 Total = 124.7 sq m / 1342 sq ft



(Not Shown In Actual
Location / Orientation)

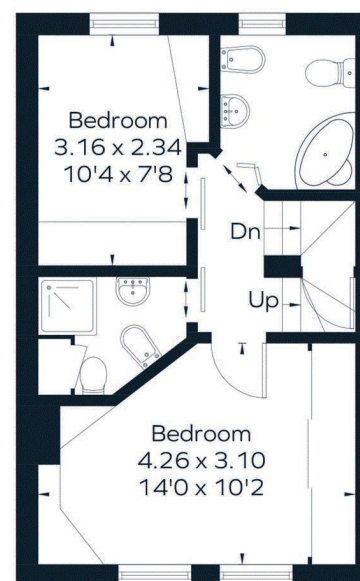


Lower Ground Floor

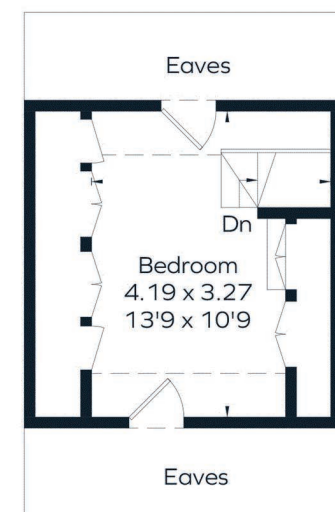


Ground Floor

[Dashed line] = Reduced head height below 1.5m



First Floor



Second Floor



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 #79218

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.

