



{ DIVINITY ROAD OXFORD OX4
£3,500 PER MONTH AVAILABLE 02/07/2025

Hamptons
THE HOME EXPERTS

{ THE PARTICULARS

Divinity Road Oxford OX4

£3,500 Per Month
Furnished

 3 Bedrooms
 1 Bathroom
 2 Receptions

Features

- South Facing Landscaped Garden, - 3 bedrooms, - Open plan kitchen/diner, - Bathroom with separate shower and bath, - Excellent located for the Universities, - Great transport links, - Good connection to A34 and M40

Council Tax

Council Tax Band F

Hamptons
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{ STYLISH AND CONTEMPORARY LIVING IN EAST OXFORD

The Property

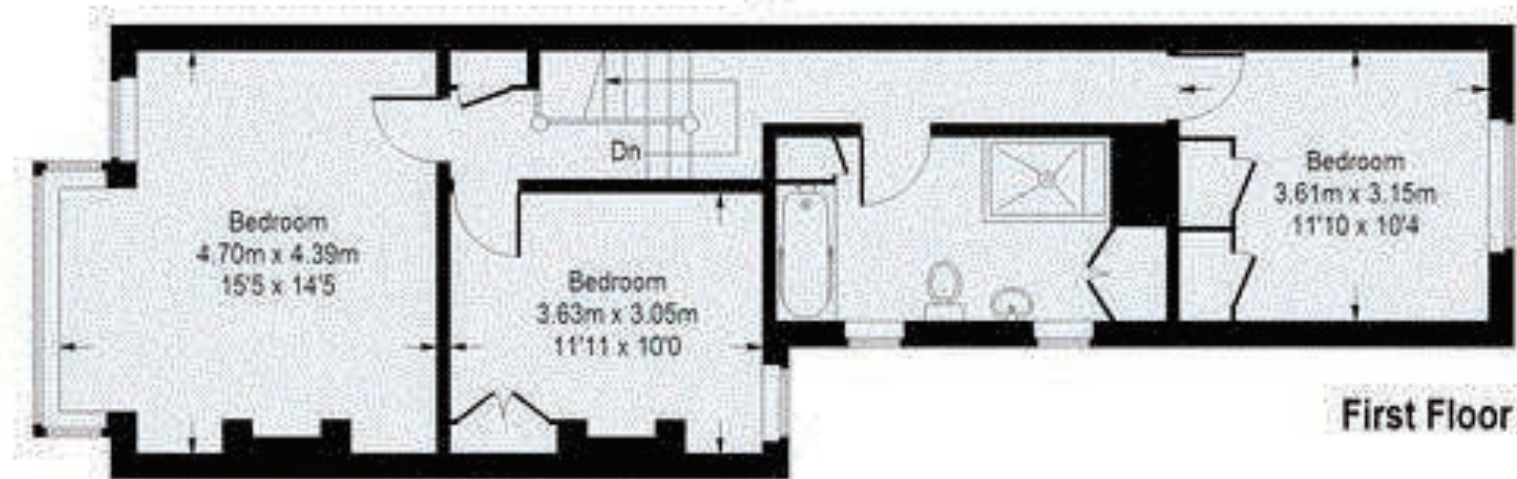
This beautifully presented family home sits on a desirable residential road in East Oxford and is available now making it perfect for Academics, or Families relocating to Oxford in time for the schools. The house is set over two floors - on the ground level there is a welcoming double reception room with wooden floors, fire place and a feature bay window; a bright and airy open plan kitchen/diner sets the scene for a romantic meal cooked in the range cooker and enjoyed in the dining area with the French doors open and looking out to the garden. The upper floor has three stylish bedrooms and a fantastic family bathroom fitted with tiled flooring, a modern separate shower and bath. To the rear of the property is a south facing landscaped garden with mature trees and shrubs and a newly decked area, the ideal scene to enjoy a sunny afternoon.

Outside

This south facing landscaped garden combines a decked patio area leading out onto a lawned area surrounded by mature trees and shrubs.



Approximate Gross Internal Area
126.6 sq m / 1363 sq ft



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.

| Energy Efficiency Rating | | |
|--|---------|-----------|
| How energy efficient is your home? | Current | Potential |
| A (92-100) | | |
| B (81-91) | | |
| C (69-80) | | |
| D (55-68) | | |
| E (39-54) | | |
| F (22-38) | | |
| G (1-21) | | |
| For more efficient - higher rating costs | | |
| | 55 | 80 |
| England & Wales EU Directive 2002/91/EC | | |

