



THOMAS  
MERRIFIELD  
SALES LETTINGS

21 Hayward Road,  
Oxford, OX2 8LN



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First time to the market since 1965, this spacious detached house with large garden in a quiet cul-de-sac on the edge of Cutteslowe and Sunnymead park. No onward chain.

- Entrance hall and cloakroom
- Living room with bay window
- Dining room
- Kitchen
- Four bedrooms
- Bathroom and separate wc
- Front garden, garage and off-street parking
- Enclosed well maintained garden
- Council Tax Band: G
- EPC Rating: E

This generous, well-proportioned home comes with the opportunity for a new owner to make their own mark. It comprises of an entrance hall with stairs rising to first floor, cloakroom, living room with bay window, double aspect dining room and kitchen. On the first floor, there are three double bedrooms and one single bedroom, bathroom, separate wc, and a large storage cupboard. To the front of the house there is a garage, off street parking and a well-maintained garden. To the rear a mature 86 ft garden, summer house and further storage.

According to Ofcom, Superfast & Ultrafast broadband is available and mobile voice and data coverage is likely with certain providers.

**Guide Price £1,100,000**

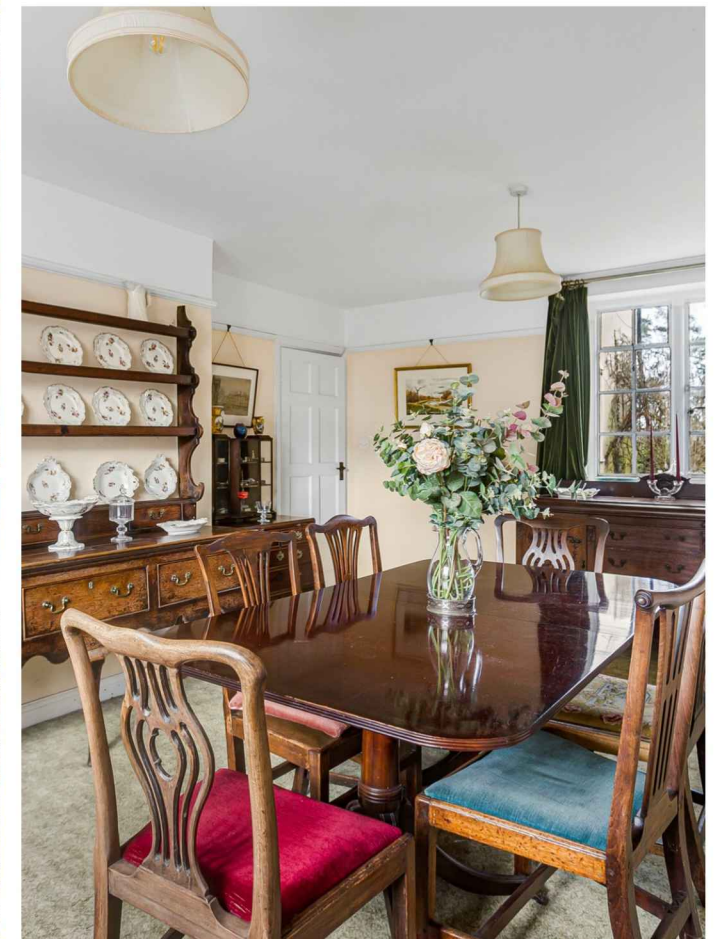
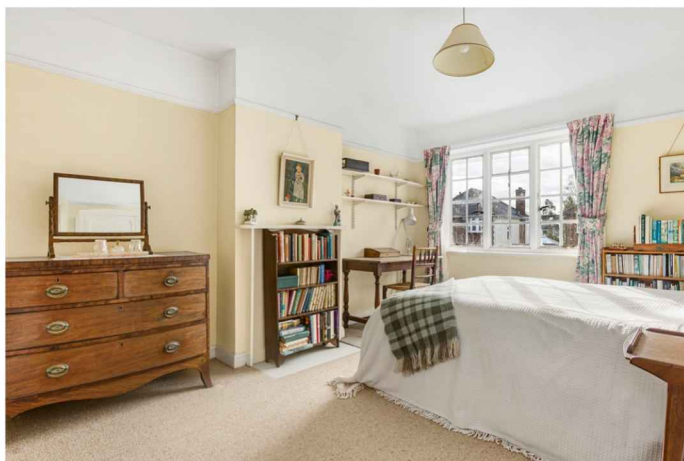






Hayward Road is well placed just north of the ring road and a very short walk to popular Cutteslowe Park. There is easy access into both Summertown and Oxford city where there are a wealth of retail outlets, entertainment venues, cafes, bars and restaurants to suit most tastes. There are both private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

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



## Approximate Gross Internal Area 1826 sq ft - 170 sq m

Ground Floor Area 981 sq ft – 91 sq m

First Floor Area 845 sq ft – 79 sq m

Garden Area 4070 sq ft – 378 sq m

