



THOMAS
MERRIFIELD

SALES LETTINGS

CHILSWELL ROAD

90 Chilswell Road
Grandpont, Oxford, OX1 4PU

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An opportunity to acquire a unique property set in large southerly facing gardens directly overlooking Hinksey Park

- Significantly extended to provide three dwellings
- Four bedroom house
- One bedroom maisonette
- One bedroom apartment
- Complete refurbishment required
- Delightful gardens overlooking Hinksey Park
- Garaging and ample off-street parking
- Short walk from the city centre
- EPC Rating: tbc

Formerly an end of terrace Victorian house, the property has undergone significant extensions and alterations to provide three separate dwellings.

The main house has accommodation of a living/dining room, kitchen and conservatory on the ground floor and four bedrooms and a bathroom across the upper floors. To the side of the building is a first floor extension which provides a one bedroom apartment with a separate access from an external staircase. To the rear of the main house is a two-storey maisonette again with one bedroom accommodation. The whole is now requiring completed refurbishment. Outside there is ample off-street parking, garaging and delightful gardens with a southerly aspect looking across the brook into Hinksey Park.

Guide Price £925,000

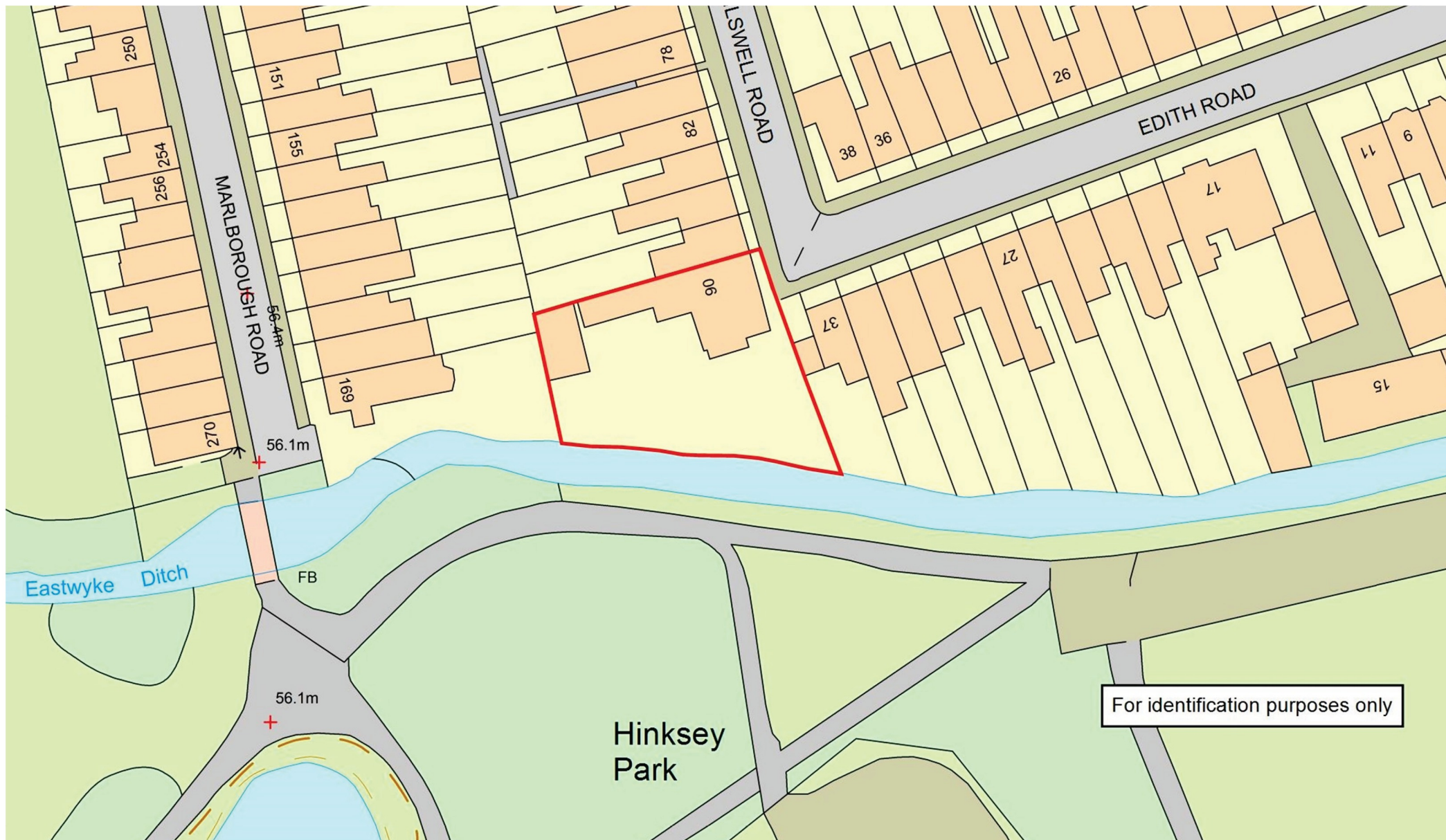




The property is located within the ever popular area of Grandpont at the junction of Chilswell Road and Edith Road. There is an excellent community, local shops that serve day to day needs, a popular primary school in New Hinskey and of course the park.

The city is just a short walk away across Folly Bridge where there is an extensive range of shopping and recreational amenities, entertainment venues and restaurants to suit most tastes. There are direct bus and rail services to London Victoria and Paddington respectively.





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