



**JCP**  
ESTATE AGENTS  
OXFORD



# 67 Montagu Road Oxford OX2 9AQ

Guide Price £500,000

---

Situated in the desirable neighbourhood of Botley, this charming semi-detached home on Montagu Road presents an excellent opportunity for buyers looking for a well-modernised property.

Entrance Hall | Cloakroom | Sitting Room | Kitchen/Dining Room | Utility Room | Three Bedrooms | Bathroom | Garden Room & Shed | Front & Rear Gardens | Off-Street Parking

---

## TENURE & POSSESSION

The Property is Freehold

## LOCAL AUTHORITY

Council Tax Band C

Vale Of White Horse

Telephone: 01235 520202





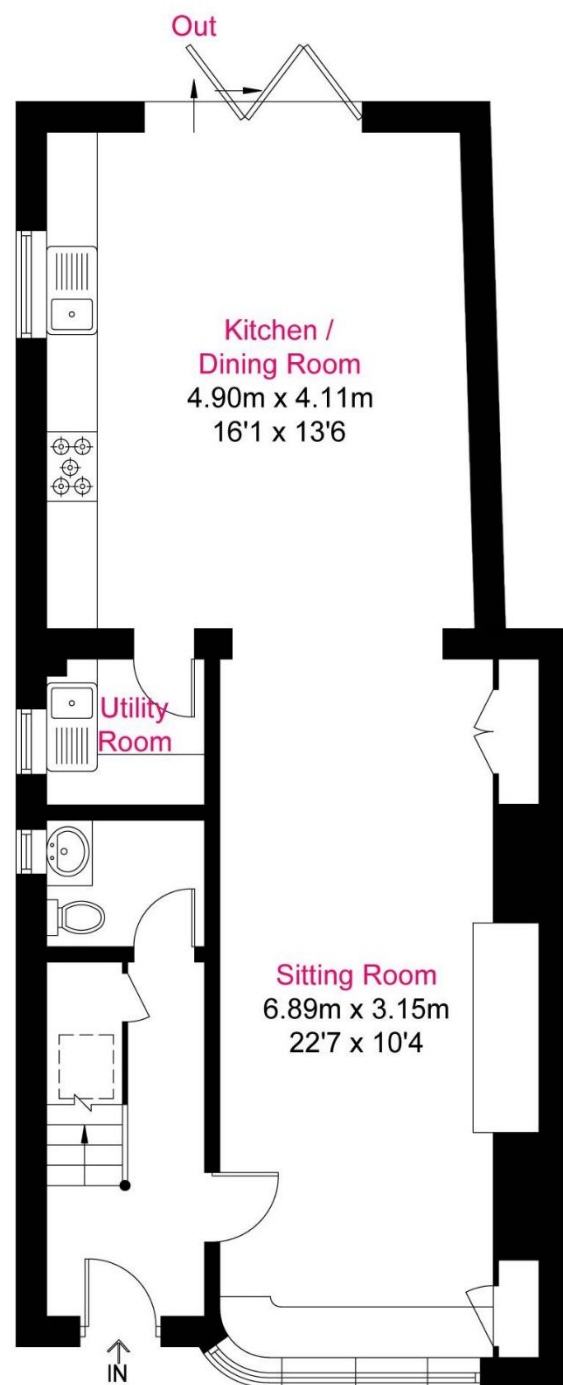
**DESCRIPTION & SITUATION**

This delightful three bedroom semi-detached property has been thoughtfully extended and refurbished to maximise space, functionality and style. Upon entering, you are welcomed by a practical entrance hall with built-in storage, providing a convenient space for coats and shoes. The ground floor also includes a cloakroom, adding extra convenience for guests and family alike. The expansive sitting room stretches over 22 feet, with large windows flooding the space with natural light to create an inviting and airy atmosphere. This room also features bespoke built-in joinery, offering a stylish and practical solution for organising books, media and personal items. Continuing through, you'll find the kitchen and dining area, equipped with a bespoke kitchen and ample workspace. This room serves as the heart of the home, ideal for family meals or hosting gatherings with friends. Adjacent to the kitchen is a useful utility room, adding practical storage and functionality to support daily living needs. Upstairs, there is a modern family bathroom, designed with both aesthetics and practicality in mind. The property provides three bedrooms, two feature bespoke built-in wardrobes, while the third bedroom offers a flexible space, suitable for a bedroom or a study. Each room has been refurbished to ensure comfort and a contemporary feel, making the property ready for immediate occupancy. The South West facing rear garden, which benefits from side access, is a notable highlight, providing a private outdoor space perfect for relaxation and recreation. With a garden room that serves as an ideal spot for a home office, studio or peaceful retreat overlooking the greenery. There is also a shed, which adds storage for tools and equipment, enhancing the functionality of the outdoor space. To the front there is off-street parking, a significant asset in this area, with space for one to two vehicles on the private driveway.

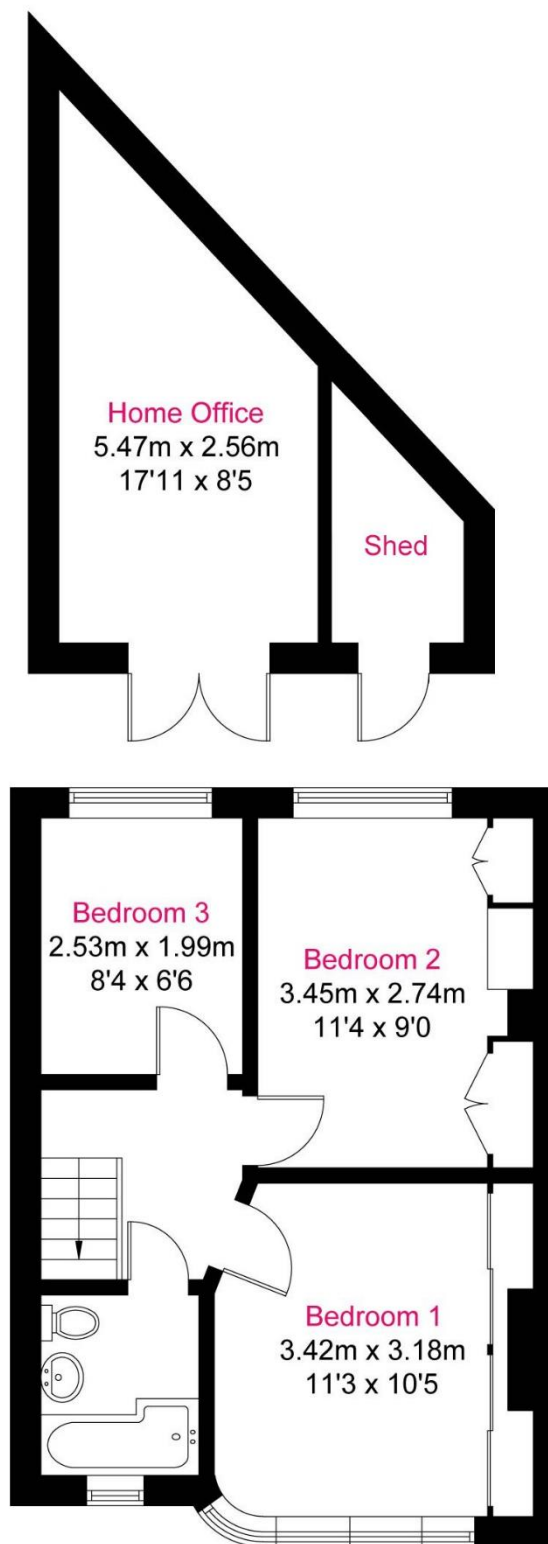
Montagu Road is situated in the well-connected Botley area of Oxford, making it highly attractive for families, professionals and commuters alike. Botley offers a rich variety of amenities within easy reach, including the nearby West Way Square shopping centre, which houses a selection of supermarkets, restaurants and essential retail shops. For those seeking green spaces, Botley Park and Raleigh Park are nearby, providing scenic walking paths, picnic areas and playgrounds for families. Oxford's vibrant city centre is only a short distance away, offering world-renowned cultural attractions, museums and the historic university buildings. Residents will also find excellent transport links around Montagu Road. Oxford Railway Station, located about 2 miles away, provides frequent direct services to London Paddington, making commuting to the capital straightforward. Additionally, the A34 and A420 roads are easily accessible from Botley, connecting you quickly to the M4 and M40 motorways. Bus services are frequent, linking Botley to Oxford city centre, nearby villages and other parts of Oxfordshire.







Ground Floor



First Floor

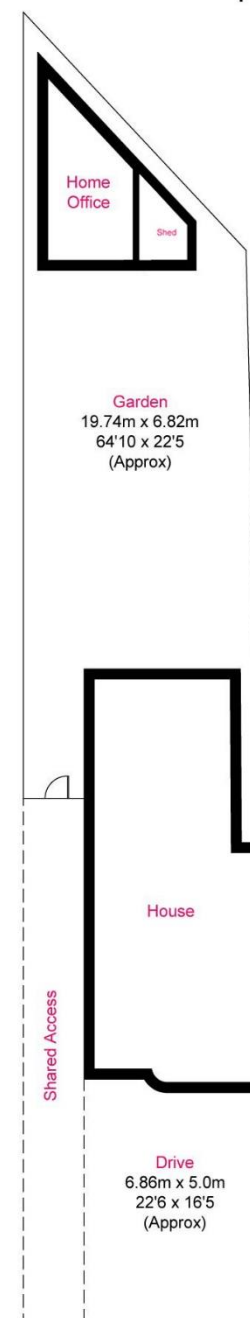
## Montagu Road, OX2

Approximate Gross Internal Area = 86.80 sq m / 934 sq ft

Home Office = 10.50 sq m / 113 sq ft

Total = 97.30 sq m / 1047 sq ft

For identification only - Not to scale



# JCP

ESTATE AGENTS

O X F O R D

### JCP Estate Agents

Sales | Lettings | Acquisitions | Management

Central North Oxford

113 Walton Street, Oxford, OX2 6AJ

Tel: 01865 55 44 22

Email: northoxford@jcpestateagents.co.uk

East Oxford

251 Cowley Road, Oxford, OX4 1XG

Tel: 01865 72 11 22

Email: eastoxford@jcpestateagents.co.uk

#### IMPORTANT NOTICE

James C. Penny Estate Agents and their clients give notice to anyone reading these particulars that: 1) These particulars do not constitute part of any offer or contract. 2) All text, photographs, dimensions, plans and references to the condition and necessary permissions for use and occupation, and any other details regarding the property are guidelines only and are not necessarily comprehensive, and as such are given without responsibility and any intending purchasers should not rely on them as statement or fact. 3) Any reference to alterations to, or use of, any part of the property does not mean that all necessary planning, building regulations or other consents have been obtained by James C. Penny Estate Agents or their clients. 4) James C. Penny Estate Agents have not tested any services, equipment or facilities at the property. Any intending purchasers must satisfy these service by inspection or otherwise. 5) No person in the employment of James C. Penny Estate Agents has any authority to make or give any representation or warranty whatsoever in relation to the

Floor plan produced in accordance with RICS Property Measurement Standards.

Not to scale, for illustration and layout purposes only.

© Mortimer Photography. Produced for JCP Estate Agents.

Unauthorised reproduction prohibited



EPC RATING  
COMING SOON