

44 HARPES ROAD

NORTH OXFORD, OX2 7QL

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North Oxford, OX2 7QL

A great opportunity to purchase a well-finished two-bedroom property in walking distance of Summertown; with an opportunity to add a loft extension (STPP).

The ground floor of the home features two spacious reception rooms, a separate kitchen with modern integrated appliances and a utility / conservatory. On the first floor are two double bedrooms; in addition to a family bathroom with both bath and shower units.

Separate to the house is a south facing private garden with a concrete standing ideal for a garden office/studio. There is driveway parking to the front.

The property has been redecorated throughout and offers a great opportunity for a first time buyer, 'downsizer' or investor in one of North Oxford's most favoured locations.

GUIDE PRICE

£675,000

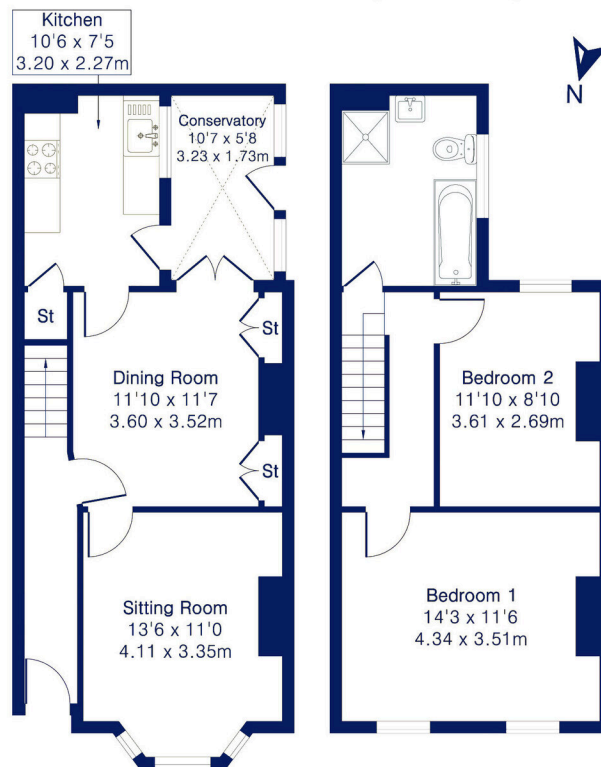




Approximate Gross Internal Area 911 sq ft - 85 sq m

Ground Floor Area 494 sq ft – 46 sq m

First Floor Area 417 sq ft – 39 sq m



Ground Floor

First Floor

**Council Tax:**

Band B

Parking:

Off-street parking

Local Authority:

Oxford City Council

EPC
PENDING

LOCATION COMMENT

Situated a stone's throw from the heart of Summertown, this home is in walking distance of many popular bars, cafes, and restaurants alongside the convenience of many stores including an M&S food hall. For schooling, the property is within the Cherwell catchment area, and is close to some of the highly regarded North Oxford private schools, including St. Edward's, The Dragon and Oxford High School.

There are excellent transport links to the City Centre, and out to surrounding villages. For travel further afield the A34, A40 and M40 are within easy reach. The Oxford Parkway station is around a mile away and offers regular services to London Marylebone.



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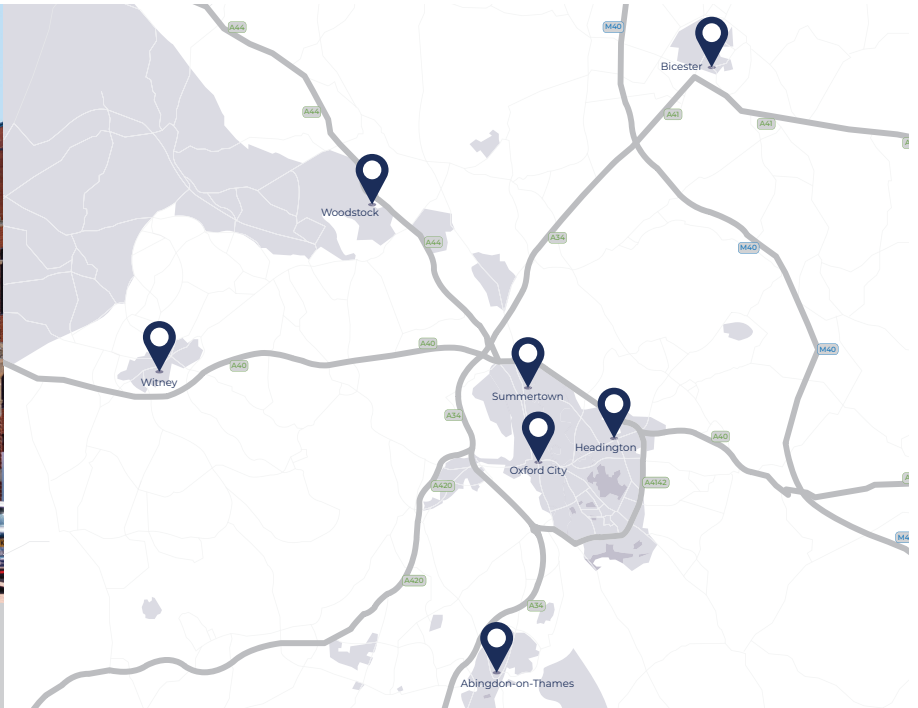
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