



Carlton Road, , Oxford, OX2 7SA

- Semi Detached House
- 3 x reception rooms
- 2 x bathrooms
- Charming Patio and Garden
- Gas Central Heating
- 2 double + 1 Medium bedrooms
- Fitted Kitchen
- Separate WC
- Off Road parking
- No onward chain

Guide Price £795,000

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Nestled on the charming Carlton Road in Oxford, this delightful semi-detached house offers a perfect blend of character and modern living. Built in the 1930s, the property has been thoughtfully maintained, showcasing its timeless appeal while providing ample space for contemporary family life.

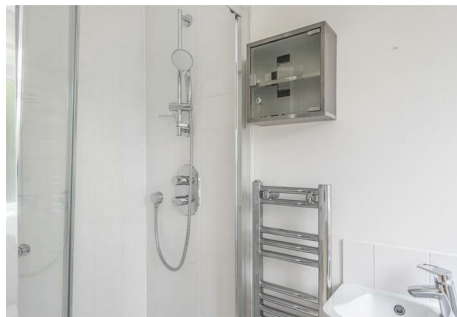
Spanning an impressive 1,174 square feet, this home features three well-proportioned reception rooms, ideal for both entertaining guests and enjoying quiet family evenings. The layout is designed to maximise comfort and functionality, making it a wonderful space for creating lasting memories.

The property boasts three spacious bedrooms, providing plenty of room for relaxation and rest. With two bathrooms, morning routines will be a breeze, ensuring convenience for all members of the household.

Outside, the property includes parking for two vehicles, a valuable asset in this sought-after area. The location on Carlton Road offers easy access to local amenities, schools, and parks, making it an ideal choice for families and professionals alike.

This charming home, with its rich history and modern conveniences, presents a fantastic opportunity for those looking to settle in one of Oxford's most desirable neighbourhoods. Don't miss the chance to make this lovely property your own.

The property is located within walking and cycling distances to train stations, coach stations and the city centre.



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Entrance Hall
A good size entrance hall with stairs leading to the 1st floor bedrooms and main bathroom. Coming through the front door into the entrance hall you will find doors leading to the living room, dining room, kitchen and understairs cupboard.

Living/Reception room
14'2" x 12'9"
A light airy room retaining a number of original features including a tiled hearth surround. There is a large bay window overlooking the front garden and drive which abuts onto Carlton Road.

Dining/ Reception room
13'8" x 10'9"
A versatile reception room with large sliding doors into conservatory.

Fitted Kitchen
11'10" x 8'2"
Fitted kitchen with access from the main entrance hall and also from the conservatory/Breakfast room. Wall and floor units fitted on either side of the walls,

with various points for a cooker/oven, washing machine etc.
Breakfast room/conservatory
15'5" x 7'3"
A good sized breakfast room/conservatory

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with french doors which lead to the garden patio area and garden. Located next to this space is also the 2nd bathroom in the property.

Walk in Shower & WC facility

Located on the ground floor, this walk in fitted shower, wash hand basin and WC makes it a very useful cloakroom for guests.

Garden

77'11" x 23'9"

This is a fairly private garden with mature trees and shrubbery.

Bedroom 1 - Master Bedroom

16'2" x 10'11"

This bedroom comes complete with a built in double wardrobe and bay window overlooking the front of the house.

Bedroom 2

11'10" x 10'9"

This rear facing bedroom comes complete with a built in single wardrobe.

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Bedroom 3
9'6" x 7'10"
This third front facing bedroom comes complete with a built in wardrobe.

1st floor landing
The 1st floor landing leads to all the bedrooms, a separate WC and a separate main bathroom. There is access to the loft space via a hatch.

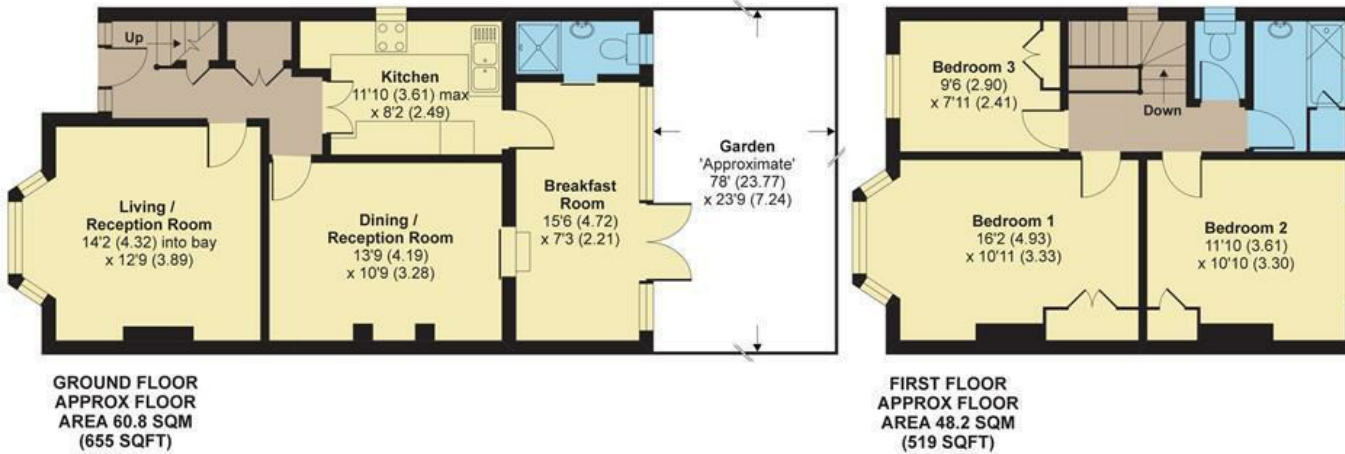
Main Bathroom
Main bathroom comprises fitted pedestal sink paired with a full sized bath with overhead shower and shower screen.

Separate WC
This is located off the 1st floor landing next to the main bathroom.

Front garden and drive
The front garden comprises mainly

flowers/shrubbery borders with low level boundary fencing. There is a hard standing area for 2 cars at a squeeze.

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APPROX. GROSS INTERNAL FLOOR AREA 1174 SQ FT 109.0 SQ METRES

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Viewings

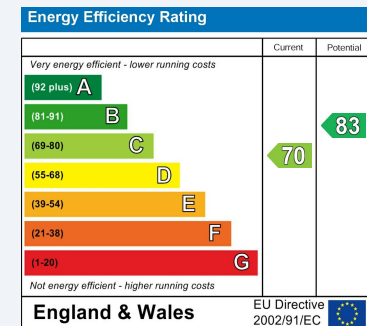
Please contact oxford@hunters.com, if you wish to arrange a viewing appointment for this property or require further information.

Valuations

For a valuation of your property, please email the team with your property details, contact information and the times you are available.

ENERGY PERFORMANCE CERTIFICATE

The energy efficiency rating is a measure of the overall efficacy of a home. The higher the rating the more energy efficient the home is and the lower the fuel bills will be.



These particulars are intended to give a fair and reliable description of the property but no responsibility for any inaccuracy or error can be accepted and do not constitute an offer or contract. We have not tested any services or appliances (including central heating if fitted) referred to in these particulars and the purchasers are advised to satisfy themselves as to the working order and condition. If a property is unoccupied at any time there may be reconnection charges for any switched off/disconnected or drained services or appliances - All measurements are approximate.

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73 Banbury Road, Oxford, OX2 6PE
Tel: 01865 553860 Email: oxford@hunters.com <https://www.hunters.com>

