



23 Derwent Avenue  
Headington, Oxford,  
OX3 0AR

Offer in Excess £330,000

**RB** REASTON BROWN



## Well Proportioned Three Bedroom 1930s Home With Original Features, Set On A Sought After Headington Road Within The Cherwell School Catchment, In Need Of Some Updating. No Onward Chain.

**23 Derwent Avenue**, is a light-filled and well-proportioned 1930s semi-detached home with original character features and clear potential for enhancement, situated on one of Headington's most desirable residential avenues. Perfectly placed for access to excellent schools and amenities, this is a rare opportunity to modernise and extend a classic Oxford home (subject to planning).

The property retains much of its original charm, including the elegant bay-fronted sitting room with original fireplace and a second reception room to the rear, currently used as a dining room. A kitchen lies to the side and house with a useful larder cupboard offering additional storage. Many homes along the street have successfully reconfigured this space into a larger open-plan kitchen/dining arrangement.

On the first floor, the property offers three bedrooms, two doubles and a smaller third ideal as a study or nursery. The family bathroom completes the upper floor, with scope to re-style or extend the layout depending on your needs.

Externally, the rear garden is mainly laid to lawn and is enclosed providing a safe and private space for children or pets. At the far end of the garden is a detached outbuilding/store, which could be repurposed as a garden office or hobby room (subject to consents).

Derwent Avenue is a quiet, tree-lined residential road popular with families, professionals, and academics alike. It sits within the catchment for The Cherwell School and enjoys convenient access to local hospitals, Oxford Brookes University, parks, and excellent transport links into the city centre and to London.

EPC D Council Tax Band D Freehold . Note: Sitting Room & Dining Room fires – Not tested

### Situation

Headington is one of Oxford's most sought-after residential suburbs, offering an ideal balance of city access and green surroundings. Known for its leafy streets and strong sense of community, it is particularly popular with families, academics, and medical professionals thanks to its proximity to Oxford's hospitals, Brookes University, and a number of well-regarded schools, including The Cherwell School.

The area benefits from a wide range of amenities, with independent cafés, local shops, parks, and supermarkets all within easy reach. Excellent transport connections include regular buses into Oxford city centre, as well as direct routes to London via the Oxford Tube and London airports.

Green spaces such as Bury Knowle Park and Shotover Country Park offer peaceful escapes just a short walk away, ideal for dog walking, running, or weekend picnics.

Whether you're commuting, raising a family, or simply looking for a strong community atmosphere, Headington offers a highly desirable blend of lifestyle and location.

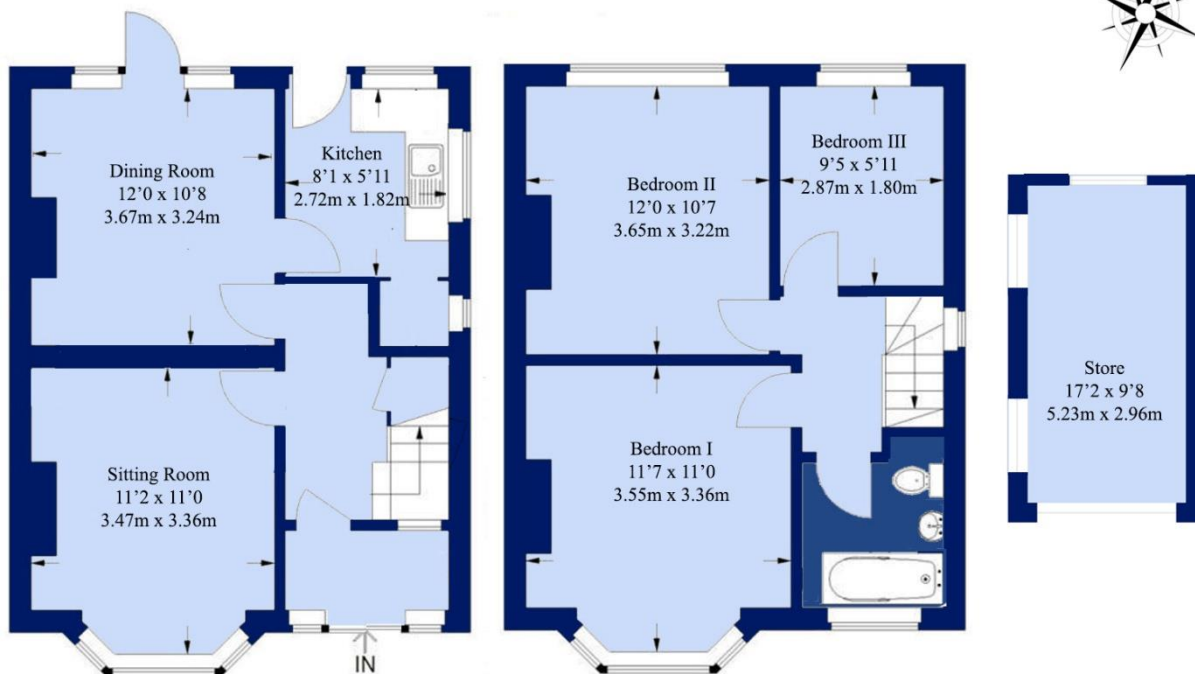
*The property comprises the following with all dimensions being approximate only. Please note that Reaston Brown has not tested appliances or systems and no warranty as to condition or suitability is confirmed or implied. Any prospective purchaser is advised to obtain verification from their Surveyor or Solicitor.*











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All measurements of walls, doors, windows and fitting and appliances, including their size and location, are shown as standard sizes and therefore cannot be regarded as a representation by the seller.

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*Viewing is Strictly by Appointment through Reaston Brown*

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