



**18 HENLEY AVENUE**

OXFORD, OX4 4DJ

**PENNY &  
SINCLAIR**



# 18 HENLEY AVENUE

OXFORD, OX4 4DJ

GUIDE PRICE £750,000

Entrance Hall • c. 27' Sitting/Dining Room • Kitchen  
• Utility Room • Cloakroom • Four Bedrooms  
• Ensuite Shower Room • Family Bathroom • South  
West Facing Rear Garden

## DESCRIPTION

A stylish and beautifully presented semi detached house situated in this elevated position and with easy reach of the city centre, business parks and ring road. The light and airy accommodation is arranged over two floors and extends to c. 1670 sq ft. A great deal of thought and care has been given to the design and finish throughout this family home with works including custom built hardwood windows and doors. Other works have included re-wiring and re-plumbing with under floor heating to the ground floor and thermostatically controlled radiators on the first floor. The accommodation comprises, entrance hall, c. 27' sitting/dining room, kitchen with integrated Miele appliances including fridge/freezer, oven, steam oven, induction hob and dishwasher. A large island unit separates the kitchen from the dining area. The ground floor also comprises of a study/bedroom 5, a utility room and cloakroom. The first floor comprises four bedrooms, ensuite shower room and family bathroom that both have Duravit Starck fittings. Outside there is a secluded south west facing garden and ample off street parking to the front. Offered with the benefit of no onward chain.

## LOCATION

The property is located to the east of the city centre with Iffley Village on the doorstep. This location is c. 1.5 miles from Oxford city centre and within easy reach of the ring road and A40/M40. The village offers a village shop, two public houses and a c. 12th century church. There is also easy access to Iffley Lock and the River Thames. There is a regular train service to London Paddington from Oxford and Oxford Parkway mainline stations. For those with children, Oxford offers an excellent range of both state and private schools, including nearby Magdalen College. A nearby bus stop located in Henley Avenue is a pick-up point for Didcot Girls School, Magdalen College, St. Aloysius Catholic School and Abingdon Prep School.





#### **DIRECTIONS**

From The Plain, proceed along the Iffley Road. Continue onto Henley Avenue. The property will be found a short way along on the right hand side identified by a Penny & Sinclair For Sale board.

#### **VIEWING ARRANGEMENTS**

Strictly by appointment with Penny & Sinclair. Prior to making an appointment to view, Penny & Sinclair strongly recommend that you discuss any particular points which are likely to affect your interest in the property with a member of Penny & Sinclair's staff who has seen the property, in order that you do not make a wasted journey.

#### **SERVICES**

All mains services are connected.

#### **FIXTURES & FITTINGS**

Certain items may be available by separate negotiation with Penny & Sinclair.

#### **TENURE & POSSESSION**

The property is Freehold and offers vacant possession upon completion.

#### **LOCAL AUTHORITY & COUNCIL TAX**

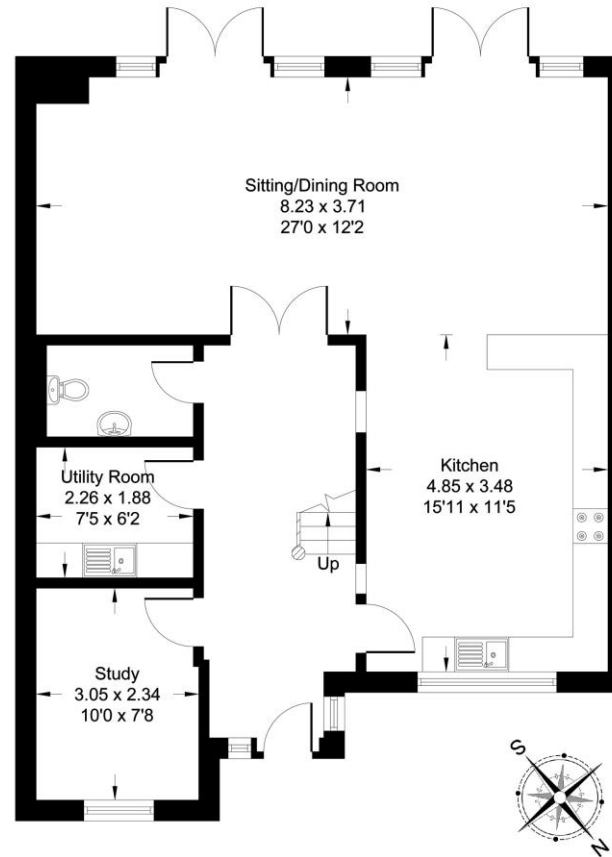
Oxford City Council  
City Chambers  
Queen Street  
Oxford  
OX1 1EN  
Telephone (01865) 249811  
Council Tax Band 'F' £2867.68 for 2019/20



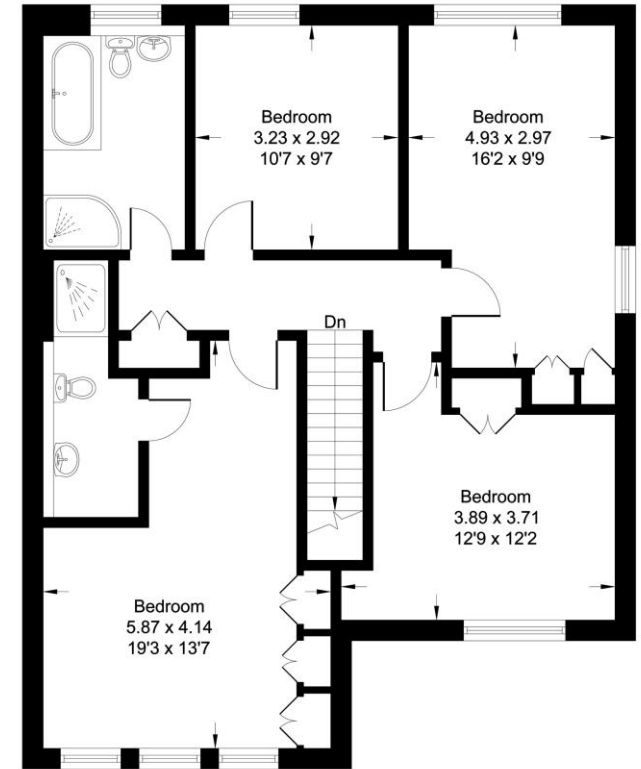




Approximate Gross Internal Area = 155 sq m / 1670 sq ft  
Total = 155 sq m / 1670 sq ft



**Ground Floor**



**First Floor**

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser.

**PENNY &  
SINCLAIR**

**01865 297555**

1-4 The Plain, St.Clements, Oxford, OX4 1AS

city.sales@pennyandsinclair.co.uk

**IMPORTANT NOTICE** Penny & Sinclair, their clients and any joint agent gives notice to anyone reading these particulars that: i) the particulars do not constitute part of an offer or contract; ii) all descriptions, dimensions, references to the condition and necessary permissions for use and occupation, and other details are given without responsibility and any intending purchasers should not rely on them as statement or representations of fact. iii) the text, photographs and plans are guidelines only and are not necessarily comprehensive. 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 and Penny & Sinclair have not tested any services, equipment or facilities. A buyer or lessee must satisfy themselves by inspection or otherwise. iv) the descriptions provided therein represent the opinion of the author and whilst given in good faith should not be construed as statements of fact; v) nothing in the particulars shall be deemed a statement that the property is in good condition or otherwise, nor that any services or facilities are in good working order; vi) no person in the employment of Penny & Sinclair has any authority to make or give any representation or warranty whatsoever in relation to this property. vii) all measurements are approximate.