



344 IFFLEY ROAD
OXFORD, OX4 4AU

**PENNY &
SINCLAIR**

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Five Bedroom, Semi-Detached Home • Arranged Over Three Floors • Two En-suites, Family Bathroom & Cloakroom • Utility Room • Ample Off Road Parking & Garage • Landscaped & Established South West Facing Garden & Terrace • Potential to Redesign Third Floor (Subject to Building & Planning Regulations) • Sought After Iffley Road Location

DESCRIPTION

A very well presented semi detached house situated in an elevated position and within easy reach of the city centre and ring road. The light and airy accommodation is arranged over three floors and briefly comprises, entrance hall, three reception rooms (one on the third floor with a view of local countryside), kitchen, utility room, cloakroom, five bedrooms, four of which are double beds, two with en-suites and a separate family bathroom. The property has been well designed and cared for by the current owners with thought, care and attention given to fittings, design and finish. At the front, there is off road parking for three/four cars, and a single garage. To the rear, there is a secluded, landscaped and established south west facing garden and patio. (Potential buyers might find it useful to know there is potential to redesign the third floor, including adding an extra bathroom, subject to necessary building and planning regulations).

LOCATION

Iffley Road is located to the east of the city centre and this property is c. 1.6 miles distant. Oxford railway station is less than 2 miles away. Very close to good bus connections on the Iffley and Cowley Road. and there is also excellent access to the ring road, A34, and A/M40. Local parks are within 10 minutes walk and it is well situated for local schools (up to sixth form) with some within walking distance. It is also very close to the River Thames with access to a range of water activity clubs for all ages. Nearby is historic Iffley Village, and the historic Sir Roger Bannister Running Track is about half a mile away, as is the renowned Magdalen Arms. There are a good range of shops, restaurants, and pubs, along the Iffley Road, Cowley Road and in St. Clements.





DIRECTIONS

From our office on The Plain, proceed along the Iffley Road. Continue over the traffic lights at the junction to Donnington Bridge. 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 who have seen the property in order that you do not make a wasted journey.

FIXTURES & FITTINGS

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

SERVICES

All mains services connected.

TENURE & POSSESSION

The property is Freehold and offers vacant possession upon completion.

LOCAL AUTHORITY & COUNCIL TAX

Oxford City Council

Town Hall

St Aldates

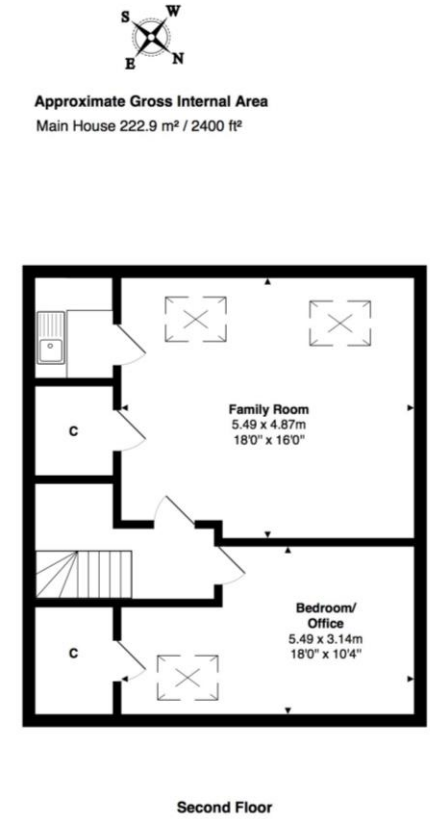
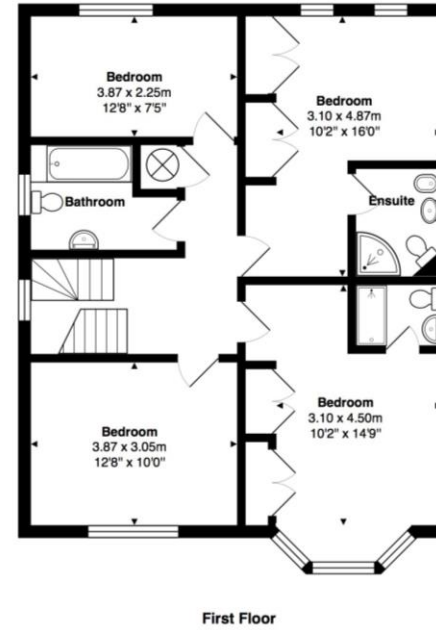
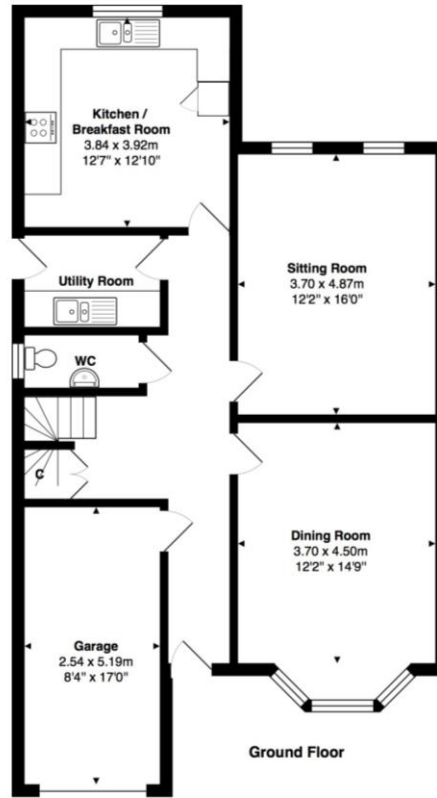
Oxford

OX1 1BX

(01865) 249811

Council Tax Band G £3433.70 for 2020/21





Approximate Gross Internal Area
Main House 222.9 m² / 2400 ft²

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. No responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purpose only and should be used as such.
Drawn by E8 Property Services. www.e8ps.co.uk



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