



Tilehouse Close, Headington, OX3

Guide Price £440,000

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## Tilehouse Close, Headington, OX3

The end terrace property benefits from a convenient position just off the London Road, Headington, the property offers excellent accommodation arranged over two floors, currently arranged as a six bedroom HMO property generating a gross yield of 6.0%. The accommodation comprises; entrance hall, two ground floor bedrooms, sitting/dining room, kitchen and shower room. The first floor offers four further bedrooms and bathroom. There is a private and enclosed front garden in addition to a rear garden which benefits from pedestrian rear access. There is residents permit parking and easy access to the London Road which offers excellent public transport links to Oxford Hospitals, Oxford Brookes and the Oxford Tube with links to London.

### Situation

Headington is a well established and highly sought-after residential suburb of Oxford, appreciated for its attractive blend of leafy suburban charm, excellent amenities, and convenient access to the city centre. Situated to the east of central Oxford, Headington offers a more relaxed and peaceful atmosphere while still benefiting from close proximity to the city's cultural, educational, and commercial attractions. Headington offers beautiful surroundings of Bury Knowle Park and Shotover Country Park, both of which provide picturesque settings for walking, cycling, outdoor activities, and family leisure time. Headington benefits from excellent transport connections, making it an ideal location for commuters and professionals. Frequent bus services provide quick and easy access to Oxford city centre, while the nearby London Road offers direct links to the A40 and wider motorway network. Headington is home to a number of highly regarded schools and academic institutions, including Headington School. The suburb is also conveniently located for both Oxford Brookes University and University of Oxford, contributing to its vibrant and diverse community. Residents benefit from a wide range of local amenities, including independent shops, cafés, traditional pubs, restaurants, supermarkets, and everyday conveniences along Headington's busy shopping streets. The area is also home to John Radcliffe Hospital.





## Viewing Arrangements

Viewings will be accompanied by a member of staff from Fortnums Estates.

## Services

All mains services are connected.

## Tenure & Possession

The property is freehold.

## Fixtures & Fittings

Certain items may be available by separate negotiation with Fortnums Estates.

## Council Tax

Council tax band C amounting to £2,378.25 for the year 2026/27.



## Local Authority

Oxford City Council

109 St. Aldate's

Oxford, OX1 1DS

Tel:01865249811

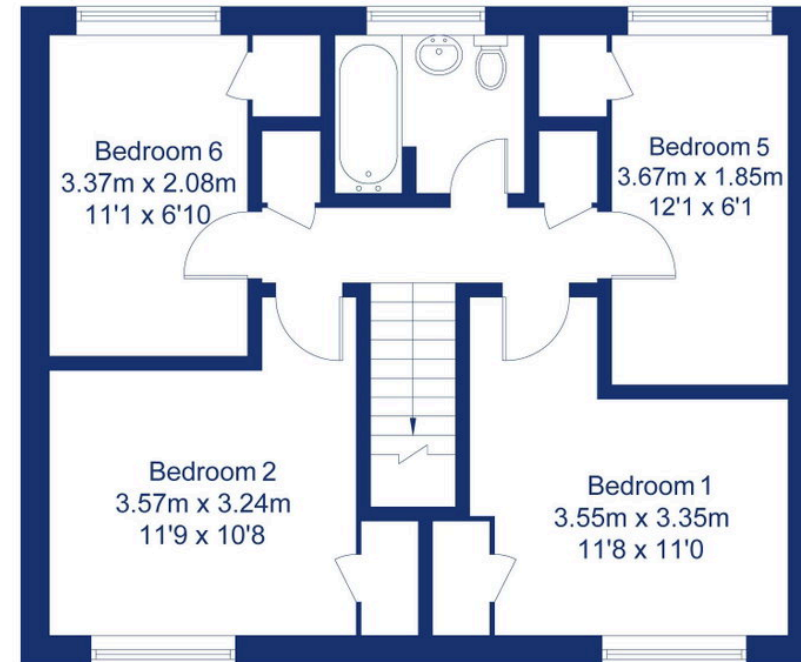
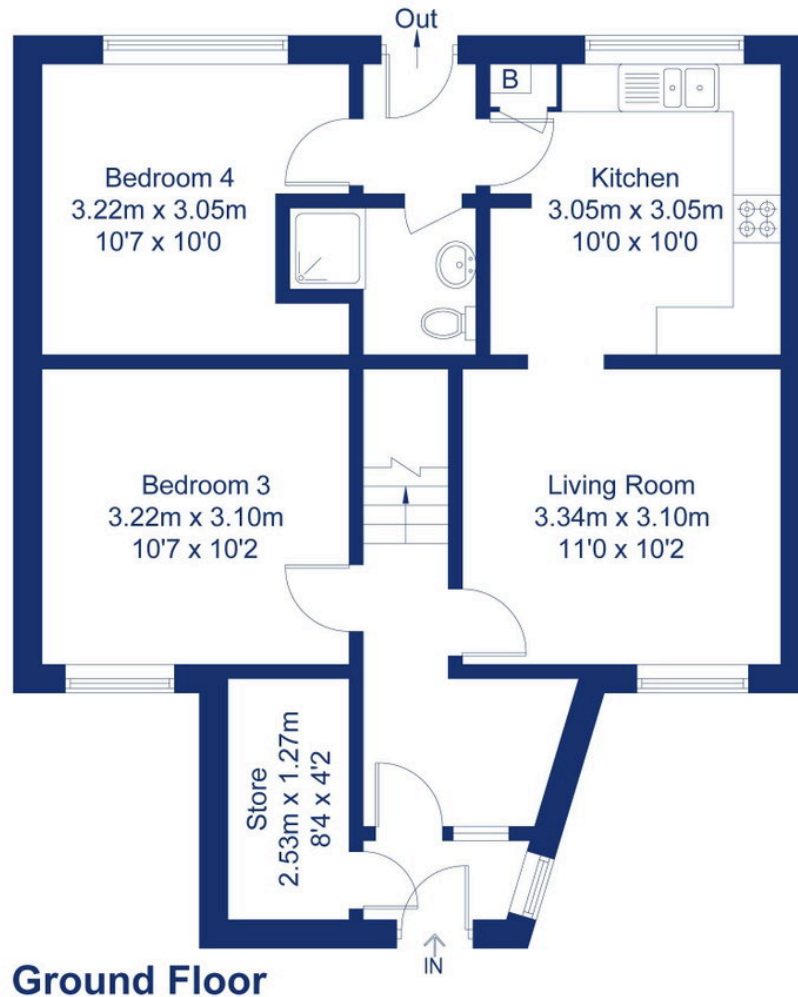
### Advisory notes

*Fortnums Estates has not tested any equipment, fixture, fittings or services, and so does not verify they are in working order. A buyer must confirm the information is correct and be verified by their own solicitors and not rely on the information within these particulars. The measurements supplied for the floorplan are for general guidance. A buyer is advised to re-check the measurements themselves before committing themselves to any expense. Nothing concerning the type of construction or the condition of the structure is to be implied from the photograph of the property. The sales particulars may change in the course of time, and any interested party is advised to make final inspection of the property prior to exchange of contracts.*

### Disclosure Notice

*This property is owned by a relative of a member of staff working for Fortnums Estates, we are offering full disclosure in accordance with Section 21 of the Estate Agents Act 1979.*





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