



JCP

ESTATE AGENTS

OXFORD

## Hurst Street, Oxford, OX4 1HE

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A charming four-bedroom period home situated in one of East Oxford's most sought-after residential streets, offering a wonderful balance of character, space and modern living.

Attractive four bedroom period home | Sought - after East Oxford Location | Spacious reception room | Extended kitchen / dining room filled with natural light | Four well proportioned bedrooms | Family bathroom | Private rear garden | Versatile out building with electricity & heating | Character features throughout | Excellent access to Oxford City Centre and transport links

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### TENURE & POSSESSION

The Property is Freehold

### LOCAL AUTHORITY

Council Tax Band D

Oxford City Council

Telephone: 01865 249811

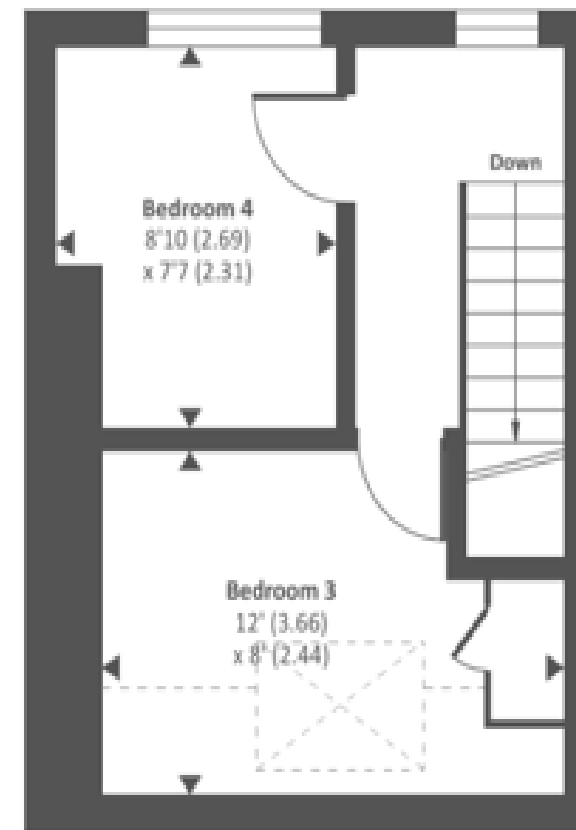
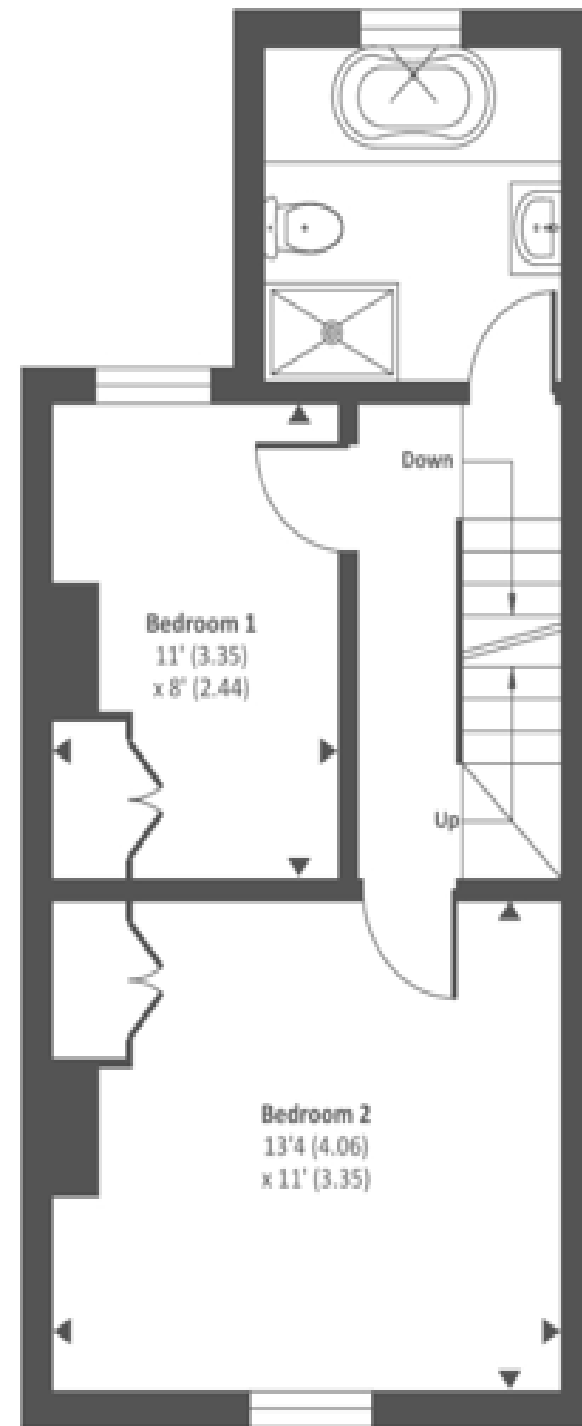
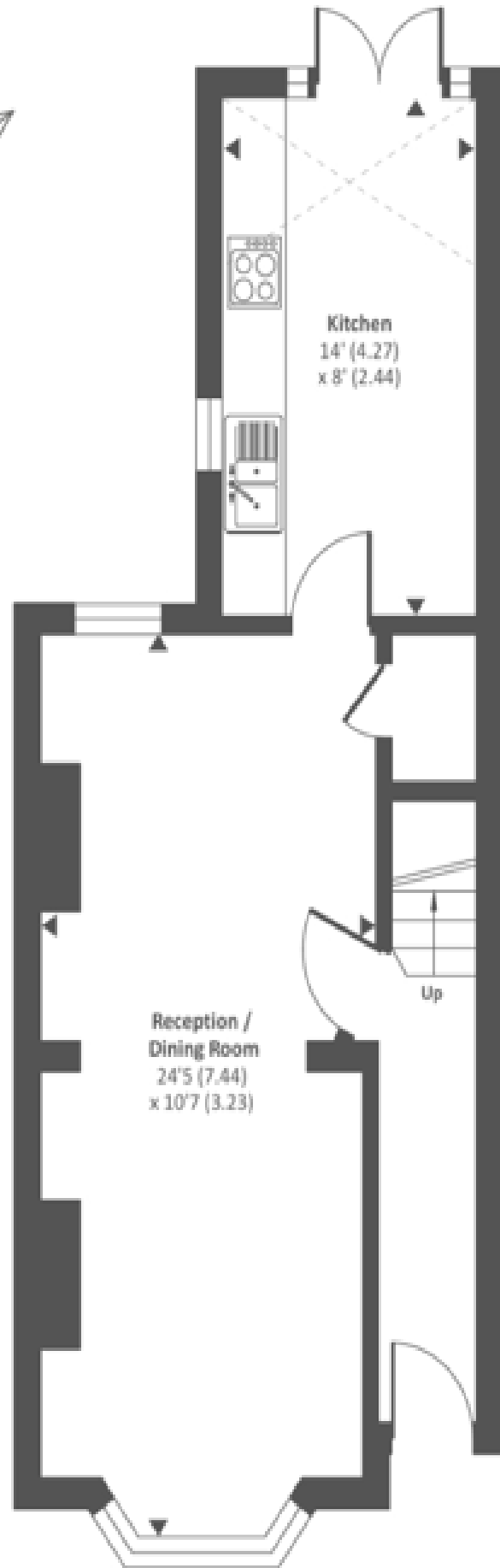


## DESCRIPTION & SITUATION

The property provides well-proportioned accommodation arranged over multiple floors and retains many of the features typical of Oxford's attractive period homes. The ground floor offers a spacious reception room which leads through to an extended kitchen and dining area at the rear of the property. This bright and welcoming space is ideal for everyday living and entertaining, with direct access to the garden. Upstairs the property offers four well-proportioned bedrooms along with a family bathroom, providing flexible accommodation suited to families, professionals or those seeking additional home office space. To the rear of the property is a private garden which enjoys a good level of privacy and provides an excellent outdoor space for relaxing or entertaining. The garden also benefits from a fully equipped outbuilding with electricity and heating, offering a versatile space that could be used as a home office, studio or gym.

Homes in this part of East Oxford remain consistently popular due to their proximity to the city centre and the vibrant amenities of Cowley Road, including independent cafés, restaurants and shops. Oxford railway station and excellent transport links are also easily accessible. This is a wonderful opportunity to acquire a characterful Oxford home in a highly desirable location. East Oxford is one of the city's most vibrant and sought-after neighbourhoods, known for its beautiful period streets and lively community atmosphere. The area offers an excellent selection of independent cafés, restaurants and local shops along nearby Cowley Road, while Oxford city centre and the railway station are both within easy reach.





Denotes restricted head height

Approximate Area = 1019 sq ft / 95 sq m  
 Limited Use Area(s) = 32 sq ft / 3 sq m  
 Total = 1051 sq ft / 98 sq m  
 For identification only - Not to scale



ESTATE AGENTS

O X F O R D

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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 Plus) <b>A</b>		
(81-91) <b>B</b>		87
(69-80) <b>C</b>		
(55-68) <b>D</b>	61	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	