

THOMAS MERRIFIELD

SALES LETTINGS

18 Stratfield Road,

Oxford, OX2 7BQ

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A Victorian end of terrace three bedroom house, located in a highly desirable area around the corner from the centre of Summertown's shopping parade. No onward chain.

- Character Victorian House
- Extended Accomodation
- Open-Plan Lounge/Dining Room
- Large Kitchen/Diner
- Garden Room
- 3 Double Bedrooms
- En-Suite & Bathroom
- Basement Utility Room
- No Chain
- Council Tax Band: F. EPC Rating: C

An attractive Victorian end of terraced house having been extended to provide generous living space arranged over 3 floors with a utility room in the basement.

The property comprises, entrance hall, lounge/diner with bay window, 'L' shaped kitchen/breakfast room, shower room, family/garden room. On the first floor there are 2 double bedrooms and a family bathroom. The loft has been converted to provide a generous double bedroom with Juliet Balcony and en-suite shower room. Outside there is a good sized rear garden with summer house and a horizontal small parking space to the front.

Guide Price £1,050,000 Freehold







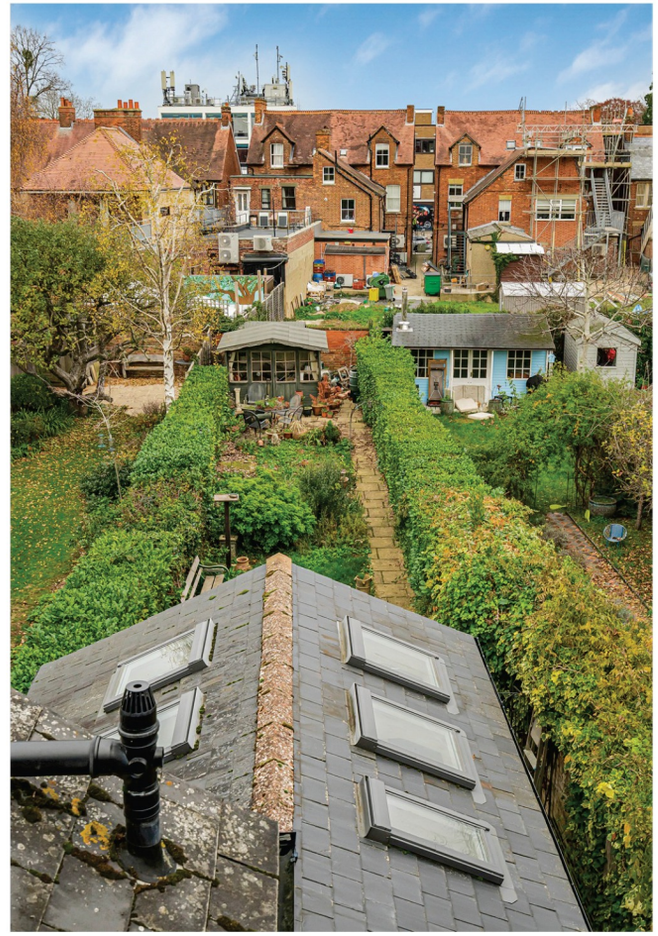






Additional Infomation to note: All mains services are connected. Ofcom checker confirms good indoor and outdoors mobile voice and data coverage. Superfast and Ultrafast broadband is available.

Nearby Summertown offers a mix of independent and high street shops, a range of cafes, restaurants and bars and an M&S Food store. There are also tennis courts, a swimming pool, health club, branch library and a mixture of state and private schooling including The Cherwell school, The Dragon and Headington. Oxford city centre is just a mile and a half away, served by a regular bus service. The John Radcliffe Hospital can be reached by bus from Marston Ferry Road.



Approximate Gross Internal Area 1610 sq ft - 149 sq m

Basement Area 148 sq ft – 14 sq m
Ground Floor Area 755 sq ft – 70 sq m
First Floor Area 435 sq ft – 40 sq m
Second Floor Area 272 sq ft – 25 sq m



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