



Salisbury Crescent
Oxford

Carter Jonas

7 SALISBURY CRESCENT OXFORD OX2 7TJ

4 bedrooms
2 bathrooms & separate cloakroom
Open plan kitchen/dining/family room
Separate utility room

DESCRIPTION

This three/four bedroom house, located on a side road in leafy North Oxford, offers an excellent opportunity to purchase a spacious and flexible family home in this popular area with potential for further extension (STPP).

The spacious ground floor offers an expanse of open plan accommodation. There is a double aspect sitting/dining room with bi fold doors leading out to the rear garden. The dining area is open plan with the kitchen which features an island with breakfast bar and a number of integrated appliances including space for a range cooker. There is an adjoining utility and a separate cloakroom. A further bedroom/reception room with ensuite completes the ground floor accommodation and would be ideal for a relative, a guest room or a further reception room.

On the first floor there are three bedrooms including two good sized doubles with a range of built-in-storage. The bathroom has been recently updated and offers a bath in addition to a walk-in rainfall shower.

To the front of the house there is driveway parking with wide side access to a rear garden. The gardens are mainly lawned with a patio area at the end of the rear garden.

LOCATION

Salisbury Crescent is a quiet road in the suburb of Cutteslowe which is immensely popular with families. There are many lovely open spaces and parks nearby with a good choice of schools within easy reach. The situation provides good access to the day to day shopping facilities of Summertown including Marks & Spencer, bars, restaurants and a theatre with the comprehensive amenities of Oxford city centre slightly further afield.

A LIGHT AND SPACIOUS FAMILY HOME TUCKED AWAY IN A QUIET LOCATION JUST MINUTES FROM SUMMERTOWN IN NORTH OXFORD WITHIN REACH OF MANY OF OXFORD'S EXCELLENT CHOICE OF SCHOOLS



The Woodstock and Banbury Roads join directly to the Oxford ring road connecting to the A40 and M40 to London. Oxford Parkway station offers an excellent rail service to London Marylebone in just under one hour.

Additional information

Tenure: Freehold

Services: All mains services are connected

Gas fired central heating

Council tax band E

Local Authority: Oxford City Council

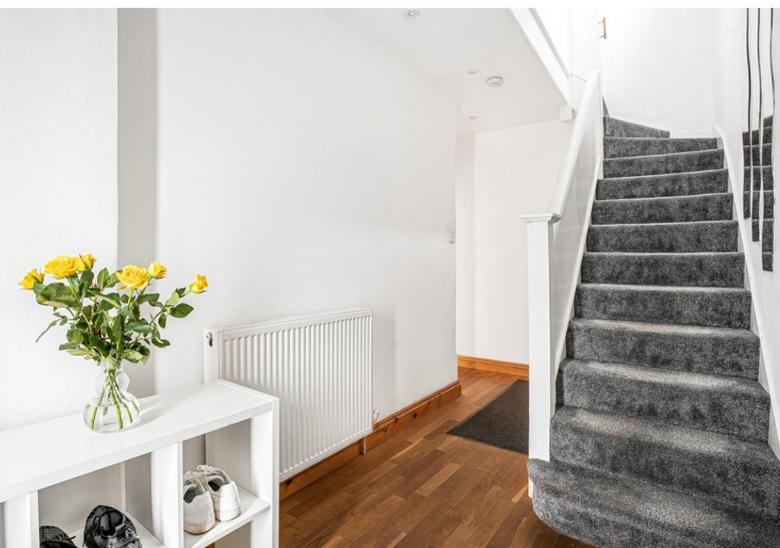
EPC rating: C

Mobile and broadband coverage can be checked at ofcom.checker.org

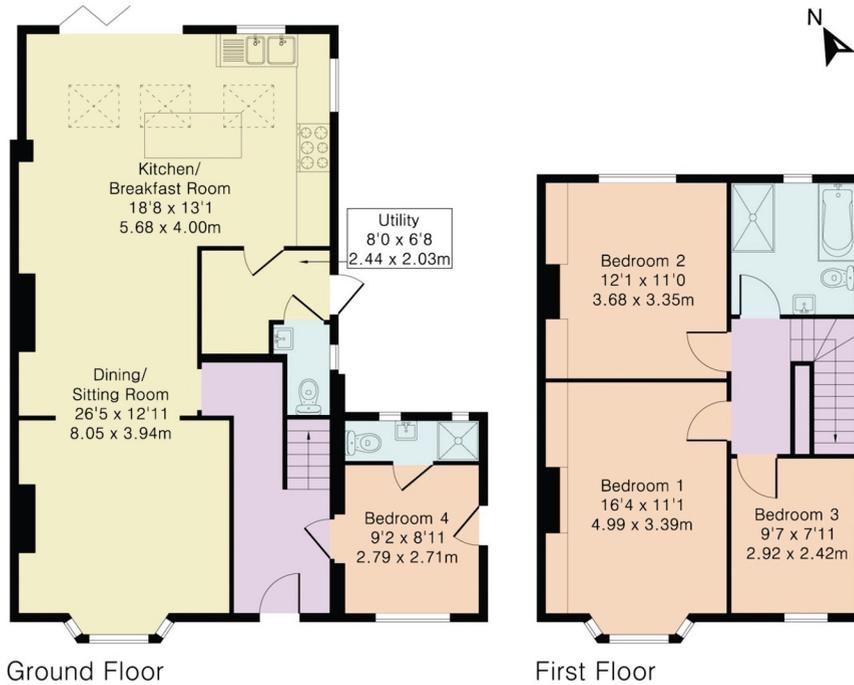
ADDITIONAL INFORMATION

Viewing: Strictly by appointment through the selling agents Carter Jonas - T: 01865 511444

Directions: OX2 7TJ



Approximate Gross Internal Area 1312 sq ft – 122 sq m
 Ground Floor Area 797 sq ft – 74 sq m
 First Floor Area 515 sq ft – 48 sq m



Although Pink Plan Ltd ensures the highest level of accuracy, measurements of doors, windows and rooms are approximate and no responsibility is taken for error, omission or misstatement. These plans are for representation purposes only as defined by RICS code of measuring practise. No guarantee is given on total square footage of the property within this plan. The figure icon is for initial guidance only and should not be relied on as a basis of valuation.



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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		85
(69-80)	C	70	
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

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Offices throughout the UK



IMPORTANT INFORMATION

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