



**Hayfield Road**  
Oxford

**Carter Jonas**



## 3 HAYFIELD ROAD OXFORD OX2 6TX

Desirable North Oxford location  
2 bedrooms & 1 bathroom  
Additional loft room  
South-facing garden with side access

### DESCRIPTION

A particularly lovely home situated at the southern end of Hayfield Road enjoying a long west-facing garden fronting the canal.

The entrance hall opens on to a study at the front of the property and on to a sitting room with original fireplace and views out to the garden. This leads into the kitchen/breakfast room which has been extended and also offers lovely views across the landscaped garden and down to the canal.

The kitchen is well fitted with wall and base units and is filled with natural light, the far end has plenty of space for a dining table for entertaining and a door to the side leading out to a delightful terrace. There is also a WC and washbasin on the ground floor.

The first floor has a family bathroom and good size main bedroom at the rear, there is also a single bedroom on this floor with access to a loft room which provides an office/playroom.

### OUTSIDE

The landscaped garden is particularly attractive with a terrace which is ideal for outdoor dining and creatively designed with block paving. Well established flower beds in raised edging provide for a low maintenance yet very useable garden, leading down to the canal side, where some decking invites you to sit and watch the canal boats pass by.

There is also side access to the garden which is very useful and provides further space for bins, bicycles and plants.

## A BEAUTIFULLY PRESENTED END OF TERRACE VICTORIAN HOME WITH CANAL FRONTAGE ON MUCH SOUGHT AFTER HAYFIELD ROAD IN CENTRAL NORTH OXFORD.





Hayfield Road is in highly desirable Central North Oxford, perfectly situated to reach the city centre, Summertown and Jericho, with restaurants, artisan bakers and cafes and the Phoenix Picturehouse cinema, yet it also has a convenient local shop at the end of the road for essentials and a popular pub on the corner.

The property sits within reach of many of Oxford's excellent choice of state and private schools and is in the catchment area for both the Cherwell and Phil & Jim School. The Banbury and Woodstock Roads have cycle lanes and excellent bus services to the city centre. Summertown, the Oxford hospitals and Oxford Parkway station which offers a 55 minute service to London Marylebone and Oxford City train station offering a service to London Paddington in approximately 60 mins.

## ADDITIONAL INFORMATION

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

**Directions:** OX2 6TX

Tenure: Freehold with vacant possession on completion.

Services: All main services are connected.

Local Authority: Oxford City Council

Council Tax: Band E

Mobile phone coverage and speeds can be checked here: [checker.ofcom.org.uk](http://checker.ofcom.org.uk), however, all providers are predicted to have good levels of service inside at this property.

Broadband speeds can be checked here: [checker.ofcom.org.uk](http://checker.ofcom.org.uk). The maximum download rate is predicted to be 1000mbps with a 100mbps upload speed, subject to availability.



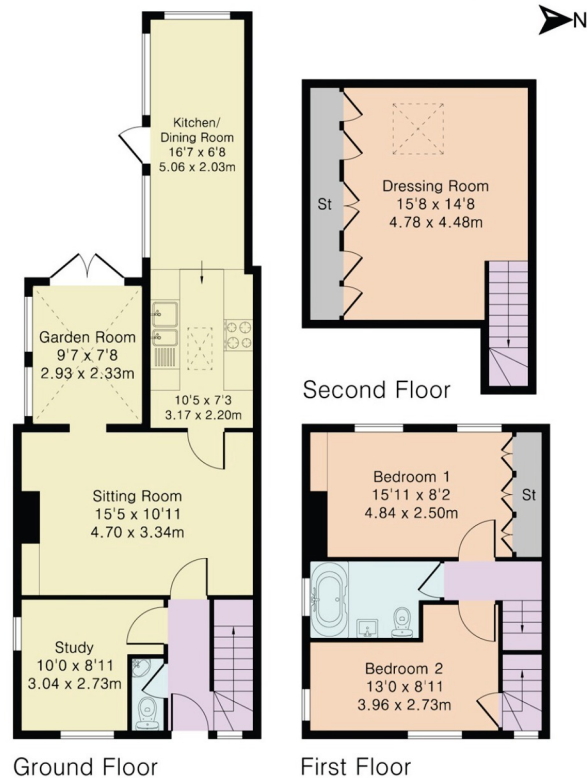


## Approximate Gross Internal Area 1102 sq ft - 102 sq m

Ground Floor Area 560 sq ft – 52 sq m

First Floor Area 306 sq ft – 28 sq m

Second Floor Area 236 sq ft – 22 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 practice. 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.



**Carter Jonas**

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**carterjonas.co.uk**

Offices throughout the UK



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		80
(55-68) <b>D</b>		
(39-54) <b>E</b>	48	
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
England, Scotland & Wales	EU Directive 2002/91/EC	

### IMPORTANT INFORMATION

These particulars are for general information purposes only and do not represent an offer or contract or part of one. Carter Jonas or anyone in their employment has made every attempt to ensure that the particulars and other information provided are as accurate as possible and they are not intended to amount to advice on which you should rely as being factually accurate. Full information which may be relevant to your decision regarding the property can be found on the property listing on [carterjonas.co.uk](http://carterjonas.co.uk) or, (including off market properties) on the brochure or a separately available material information sheet. We would advise you to confirm the details of any material information prior to any offer being submitted. You should not assume that the property has all necessary planning, building regulations or other consents and Carter Jonas has not tested any services, facilities or equipment. Any measurements and distances given are approximate only. Where Carter Jonas has been provided with a floorplan by a third party, we cannot guarantee that the floorplan has been measured in accordance with IPMS. Purchasers must satisfy themselves of all of the aforementioned by independent inspection or otherwise. Our images only represent part of the property as it appeared at the time they were taken and do not represent the furnishings included; these are confirmed in a separate inventory. If you require further information, please contact us.