



Howard Street
Oxford OX4

Carter Jonas

27 HOWARD STREET, OXFORD OX4 3AY

A RECENTLY EXTENDED AND UPDATED VICTORIAN MID-TERRACE FAMILY HOME IN THE HIGHLY POPULAR AREA OF EAST OXFORD WITH WEST FACING GARDEN

Entrance hall, open plan ground floor with sitting room, study, kitchen/dining/family room, cloakroom, 3 bedrooms (1 en-suite), family bathroom. West facing garden

DESCRIPTION

This lovely, early Victorian, mid terrace house is situated in the highly popular and vibrant neighbourhood of East Oxford. The property has been sympathetically extended and updated in more recent years to provide a lovely family home with accommodation arranged over three floors which includes a fabulous open plan ground floor living space. Arranged at the front of the house with bay window, the sitting room has the lovely feature of a wood burning stove and continues through to a study area with cloakroom off. Arranged at the rear of the house, part divided from the sitting room and enjoying an outlook over the garden, the bespoke kitchen/dining/family room with underfloor heating, fitted units and integrated appliances provides a fabulous family gathering and entertaining space with an abundance of natural light provided by skylights and fully glazed doors opening to the garden. From the entrance hall, stairs lead to the first floor which boasts two charming bedrooms with original feature fireplaces and the family bathroom with underfloor heating, a roll top bath and separate shower. The principal bedroom with en-suite shower room is situated on the second floor and enjoys French doors and a Juliet balcony overlooking the garden to the rear.

OUTSIDE

The front of the house is set behind a low wall with mature hedging. To the rear, the house enjoys a West facing mature garden with a variety of shrubs and trees including a Greengage and Eucalyptus. Arranged along the rear boundary a good-sized garden shed provides the potential for a studio/home office.



Situation

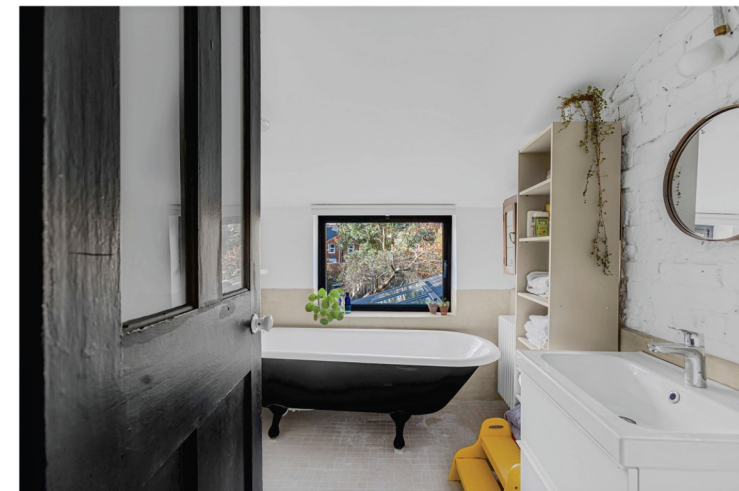
Howard Street is situated within the sought after area of East Oxford which is within reach of many popular bars and restaurants, and provides easy access to central Oxford amenities. The bustling Cowley Road is within easy walking distance and offers a wide variety of shops, restaurants and other facilities. The local primary school St Mary & St John in nearby Bedford Street, has an excellent reputation, as does Cheney secondary school. The property is within walking distance of University Departments and Oxford City, with the JR and Churchill Hospitals just a short distance. There are regular bus services to London Victoria, Heathrow, Gatwick and Stansted airports and the train station in the City Centre offers regular services to London Marylebone and Paddington in approx. 60 mins.

ADDITIONAL INFORMATION

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

Directions: OX4 3AY

Tenure: Freehold with vacant possession on completion.
Services: All main services are connected. Gas fired central heating
Local Authority: Oxford City Council
Council Tax: Band D
Mobile phone coverage and speeds and Broadband speeds can be checked here: checker.ofcom.org.uk.



Approximate Gross Internal Area 1349 sq ft - 125 sq m

Ground Floor Area 708 sq ft – 66 sq m

First Floor Area 391 sq ft – 36 sq m

Second Floor Area 250 sq ft – 23 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		
(69-80) C	72	81
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
EU Directive 2002/91/EC		
England, Scotland & Wales		

Oxford 01865 511444

oxford@carterjonas.co.uk

Mayfield House, 256 Banbury Road, Oxford. OX2 7DE

carterjonas.co.uk

Offices throughout the UK



IMPORTANT INFORMATION

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