



Sunderland Avenue
Oxford

Carter Jonas

55 SUNDERLAND AVENUE OXFORD OX2 8DT

High-Spec New Build

4 Bedrooms

3 Bathrooms

Bi-Fold Doors to Garden & First Floor Balcony

DESCRIPTION

A superb new build family home which has been thoughtfully designed using quality materials, this four bedroom house offers good space for family living. From the kitchen/dining room to the sitting room with balcony overlooking the garden, your home provides ample room for the family to spread out and relax. With four bedrooms, three bathrooms, kitchen, dining room and study/playroom, this home provides ease of space for a growing family and for visits from friends and relatives.

Built with energy efficiency in mind, the property has underfloor heating on the ground floor and an air source heat pump with a mechanical ventilation heat recovery unit.

To the rear of the property is a garden, mainly laid to lawn with a paved terrace adjoining the house offering a perfect spot for al fresco dining and entertaining. To the front there is off street parking for one car.

LOCATION

Sunderland Avenue is a tree lined road linking the Banbury and Woodstock Roads in North Oxford. It is conveniently positioned for access to many of Oxford's excellent choice of state and independent schools and comprehensive amenities of Summertown with easy access to Oxford City Centre.

The Woodstock and Banbury roads join directly to the Oxford ring road connecting to the A40 and M40.

Oxford Parkway railway station to London Marylebone is just North of the ring road with a second station in Central Oxford has services to London Paddington.

A SUPERB WELL THOUGHT OUT NEW BUILD FAMILY HOME BUILT TO A HIGH SPECIFICATION PROVIDING JUST UNDER 2000 SQ FT OF ACCOMMODATION OVER THREE FLOORS.



FURTHER INFORMATION

Tenure: Freehold with vacant possession on completion.

All mains services connected.

Council Tax Band: to be confirmed.

Mobile phone coverage and speeds can be checked here: 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. The maximum download rate is predicted to be 1000mbps with a 100mbps upload speed, subject to availability.

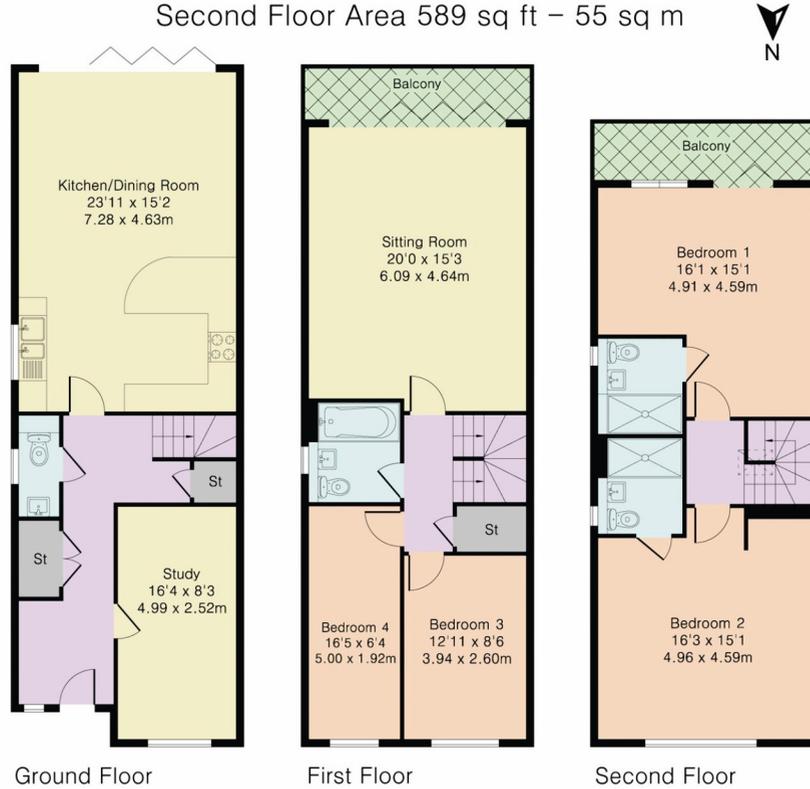
ADDITIONAL INFORMATION

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

Directions: OX2 8DT



Approximate Gross Internal Area 1939 sq ft – 181 sq m
 Ground Floor Area 696 sq ft – 65 sq m
 First Floor Area 654 sq ft – 61 sq m
 Second Floor Area 589 sq ft – 55 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		94
(81-91)	B	86	
(69-80)	C		
(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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