



**Magdalen Road**  
Oxford

**Carter Jonas**



## 45A MAGDALEN ROAD OXFORD OX4 1RB

Spacious end-of-terrace home · Excellent East Oxford location · Off street parking · Open plan kitchen/dining room · 3 double bedrooms · West-facing rear garden · EPC B

### DESCRIPTION

A spacious modern family home situated in the heart of East Oxford. The property is one of a pair and has been designed externally to reflect the architectural style of the area. The accommodation is arranged over three floors with a sitting room at the front of the property leading to a spacious inner hall with a cloakroom and on to the inviting light and spacious kitchen/ dining/family room with bifold doors opening onto the rear garden.

Upstairs the property offers three double bedrooms, the first floor has the principal double bedroom and a further double bedroom with a family bathroom, the top floor has another large double bedroom with a separate shower room. The open plan landing on the top floor also offers space for a study area. There is under floor heating on the ground floor with oak floorboards in the sitting room and a limestone floor in the kitchen.

The generous rear garden has a patio immediately at the back of the property and a lawned area bordered on one side with a flowerbed leading to a further patio at the far end of the garden. There is off-street parking for one car at the front of the property.

### LOCATION

Magdalen Road is situated within the sought after 'Golden Triangle' area of East Oxford which is within reach of many coffee shops, popular bars and restaurants and provides easy access to central Oxford amenities. It 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. The train station in the City Centre offers regular services to Marylebone and Paddington in approx. 60 mins.

## A LIGHT THREE BEDROOM MODERN TOWNHOUSE SITUATED IN THE HEART OF EAST OXFORD WITH AN ATTRACTIVE WEST FACING GARDEN AND OFF ROAD PARKING.





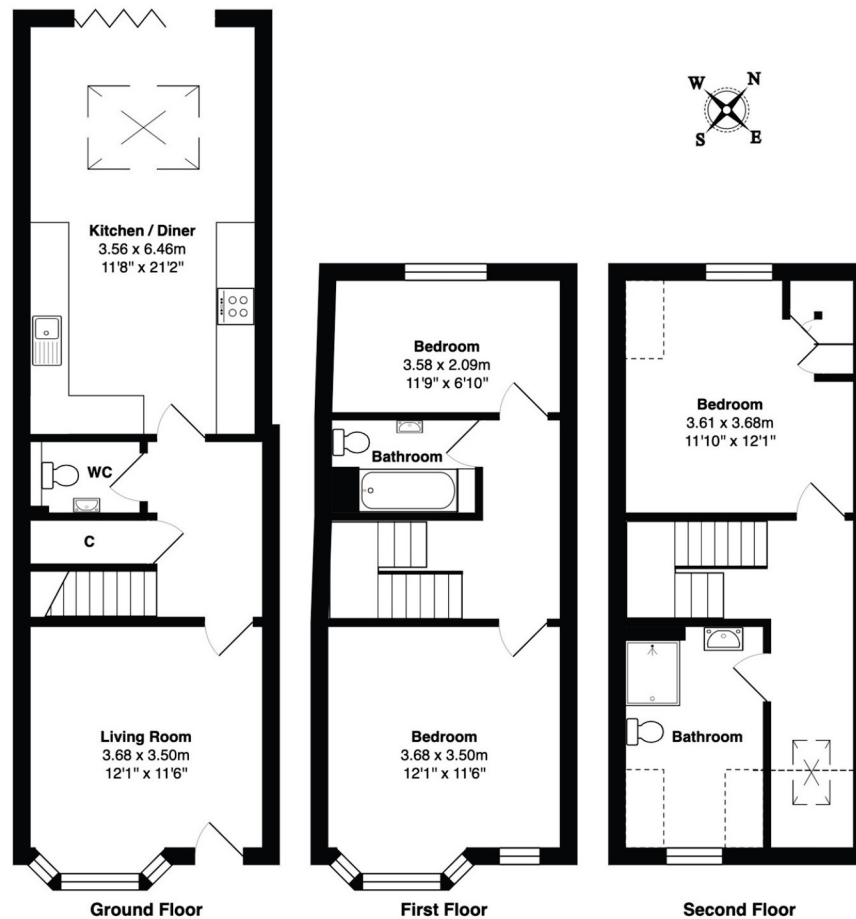
## ADDITIONAL INFORMATION

### SERVICES

- Freehold
- Mains water & drainage
- Gas & underfloor heating
- Council Tax Band E

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





Approx. Gross Internal Area: 113.7 m<sup>2</sup> ... 1224 ft<sup>2</sup>

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms, and any other items are approximate. No responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such.  
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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) <b>A</b>		96
(81-91) <b>B</b>	86	
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
England, Scotland & Wales		EU Directive 2002/91/EC

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