



Harbord Road
Oxford

Carter Jonas

35 HARBORD ROAD OXFORD OX2 8LH

5 bedrooms plus study
open plan kitchen/diner
spacious sitting room
3 bathrooms & downstairs cloakroom

A nicely positioned, beautifully presented, semi-detached family home with well proportioned accommodation arranged over three floors on a very desirable road close to Cutteslowe Park.

A useful porch opens on to the generous entrance hall which leads on to an office at the front of the property. A light and spacious sitting room with a super kitchen/dining room with island offering great family living and entertaining space sits at the rear of the property. Doors open out from both the sitting room and kitchen onto a generous decking area, perfect for outdoor dining. There is also a utility room and a cloakroom on the ground floor.

Stairs rise to the first floor with three bedrooms overlooking the rear garden, the principal bedroom has an ensuite shower room, there is a family bathroom and a further double bedroom at the front. The top floor offers a fifth bedroom with bathroom and a landing large enough to use as a study area.

Outside to the front there is off street parking for two cars and to the rear is a landscaped garden with various seating areas. The garden is mainly laid to lawn with borders of various flowers and shrubs.

Harbord Road is a favoured road close to the open spaces of Cutteslowe Park, which offers something for all the family. Summertown is a short distance and offers a good range of shops, restaurants and has a public library and sports centre with pool. The property is well located for all the popular north and central Oxford schools.

A WELL PRESENTED, STYLISH, FIVE BEDROOM FAMILY HOME SITUATED CLOSE TO CUTTESLOWE PARK IN NORTH OXFORD AND WITHIN REACH OF MANY OF OXFORD'S EXCELLENT CHOICE OF SCHOOLS.



FURTHER INFORMATION:

Council Tax Band E

All mains services connected

Gas central heating

Tenure: Freehold with vacant possession on completion.

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:

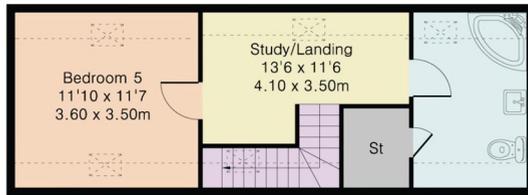
checker.ofcom.org.uk. The maximum download rate is predicted to be 1000mbps with a 100mbps upload speed, subject to availability.

ADDITIONAL INFORMATION

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

Directions: OX2 8LH



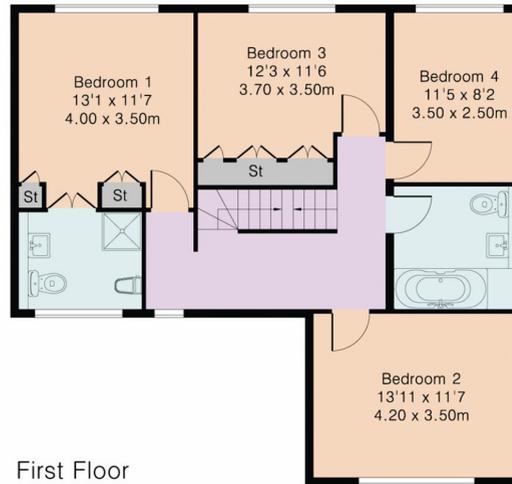


Second Floor



Ground Floor

Approximate Gross Internal Area 2002 sq ft – 186 sq m
 Ground Floor Area 828 sq ft – 78 sq m
 First Floor Area 787 sq ft – 72 sq m
 Second Floor Area 387 sq ft – 36 sq m



First Floor



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		81
(69-80)	C		
(55-68)	D	63	
(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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