



Bartholomew Road
Oxford

Carter Jonas

36 BARTHOLOMEW ROAD OXFORD OX4 3QQ

Four bedrooms · Two reception rooms · Two bathrooms · Extended kitchen with family area and dining area · Ground floor with flexible annexe accommodation · Mature gardens and garage

DESCRIPTION

A well-presented four bedroom semi-detached family home with a superb extended family kitchen and two other reception rooms. The ground floor bedroom could be used as independent living accommodation with an attached bathroom and utility room which could be used as a kitchen. The house has double glazing, gas central heating, mature gardens and a garage.

ACCOMMODATION

Welcoming reception hall with doors to principal rooms. Sitting room comprising central fireplace with exposed red brick chimney breast, and a large bay window affording excellent natural light.

The main focal living space is the wonderful extended family kitchen with a seating area with space for a sofa, and a fireplace with attractive surround. Open plan into the kitchen which has room for a table and chairs and full width bi-folding doors opening onto the gardens. The kitchen has a range of cabinets with wooden tops, butlers sink, integrated dishwasher and microwave. Stoves cooker range, and space for American fridge freezer. Separate utility room with cabinets, sink, space for white goods and door to outside.

The ground floor fourth bedroom has a door to outside, connected to a ground floor bathroom comprising shower, wash basin and toilet, could be used for independent living with a connection to the house utility room which could be used as a kitchen.

The principal bedroom is a large double room with cupboard and bay window. Bedroom two is a large double with cupboard, and bedroom three is a good single room with cupboard. House bathroom comprising, bath with shower over, wash basin and toilet.

FOUR BEDROOM SEMI-DETACHED HOUSE WITH TWO RECEPTIONS, TWO BATHROOMS, UTILITY ROOM, EXTENDED FAMILY KITCHEN WITH BI-FOLDING DOORS, GARAGE AND GARDENS



Mature front garden, with lawn and hedgerow, with gated access to the rear garden. The rear garden has a patio directly off the kitchen via bi-folding doors seamlessly joining the indoor and outside space, lawn, borders, play area, and single garage with power connected.

FURTHER INFORMATION

EPC Rating D

Council Tax Band D

Mains gas, electricity, water and drainage.

Internet & Mobile: further information on availability and speeds can be found at checker.ofcom.org.uk which states Ultrafast broadband is available and mobile coverage is good outdoor and variable indoor.

ADDITIONAL INFORMATION

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

Directions: OX4 3QQ



**Approximate Gross Internal Area 1185 sq ft - 110 sq m
(Excluding Garage)**

Ground Floor Area 757 sq ft – 70 sq m

First Floor Area 428 sq ft – 40 sq m

Garage Area 140 sq ft – 13 sq m



Floor plan produced in accordance with RICS Property Measurement 2nd Edition. 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 and no guarantee is given on the 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

Score	Energy rating	Current	Potential
92+	A		
81-91	B		82 B
69-80	C		
55-68	D	58 D	
39-54	E		
21-38	F		
1-20	G		

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Offices throughout the UK



IMPORTANT INFORMATION

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