



**357 COWLEY ROAD**

EAST OXFORD OX4 2BP

# 357 Cowley Road

East Oxford OX4 2BP

An impressive five bedroom Edwardian family home with the benefit of rear access, parking for two cars plus a garage.

Available with no onward chain, the house is in need of modernising but is in good order and features stunning period features throughout. The house is 16' 9" wide and therefore has very generous proportions all through the house.

The ground floor accommodation comprises an entrance hall, a spacious reception room with bay window, a second reception room, a dining room, kitchen, and a utility room with WC.

On the first floor there is a generous master bedroom with bay window, two further double bedrooms, a family bathroom, and separate WC.

There are two further bedrooms on the second floor along with a large walk in loft space.

 5

 3

 1

## GUIDE PRICE

**£675,000**



Approx. 36ft









Legend:  = Reduced headroom below 1.5m / 5'0

**Floor One**

- Living Room: 4.46m x 3.75m (14'7 x 12'3)
- Sitting Room: 3.79m x 3.38m (12'5 x 11'1)
- Dining Room: 4.43m x 3.23m (14'6 x 10'7)
- Kitchen: 3.23m x 2.40m (10'7 x 7'1)
- Hallway
- Storage
- Entry
- IN

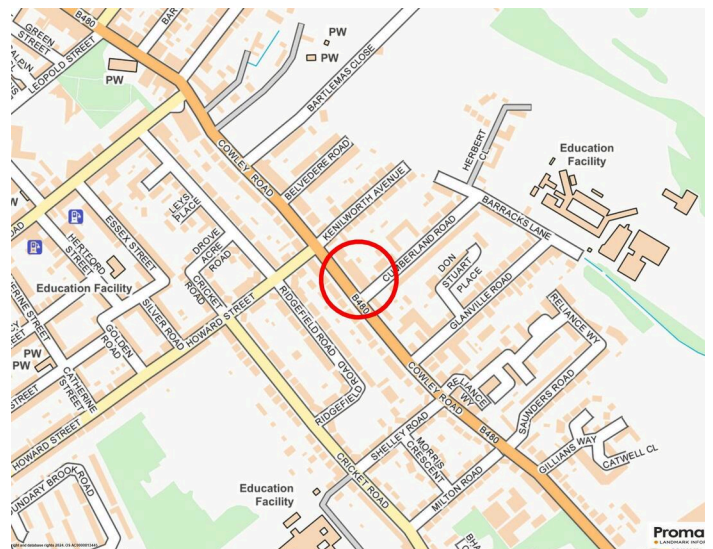
**Floor Two**

- Primary Bedroom: 5.11m x 4.46m (16'9 x 14'7)
- Bedroom: 3.79m x 3.38m (12'5 x 11'1)
- Study: 3.31m x 3.23m (10'10 x 10'7)
- Hallway
- Up
- Dn
- Storage
- IN

**Floor Three**

- Bedroom: 5.11m x 3.54m (16'9 x 11'7)
- Bedroom: 3.38m x 2.38m (11'1 x 7'10)
- Storage: 6.21m x 2.49m (20'4 x 8'2)
- Hallway
- Up
- Dn
- Garage: 4.24m x 2.48m (13'11 x 8'2)
- IN

(Not Shown In Actual Location / Orientation)



**Local Authority:**  
Oxford City Council

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		
(69-80)	C		77
(55-68)	D	62	
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			



# “LOCATION COMMENT

*Cowley Road is located in the heart of East Oxford and is ideally situated for easy access into the city centre, Headington Hospitals and the ring road. There is a good selection of shops, bars and restaurants on the Cowley Road making it a popular area for families and young professionals.*





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