

1 SOUTHFIELD ROAD

EAST OXFORD OX4 1NX

1 Southfield Road

East Oxford OX4 1NX

A spacious Victorian semi-detached home and generous garden, available with planning consent for a garden office, a two-storey extension and loft conversion. No onward chain.

The ground floor accommodation comprises an entrance hall, sitting room with bay window to the front, a second reception room, a kitchen and a bathroom.

On the first floor there are three double bedrooms and a bathroom.

To the rear of the property there is a large garden with outbuilding and side access.

The property currently has an HMO licence and previously achieved a monthly rent of £2,880.

GUIDE PRICE

£650,000

 **3/4**

 **1/2**

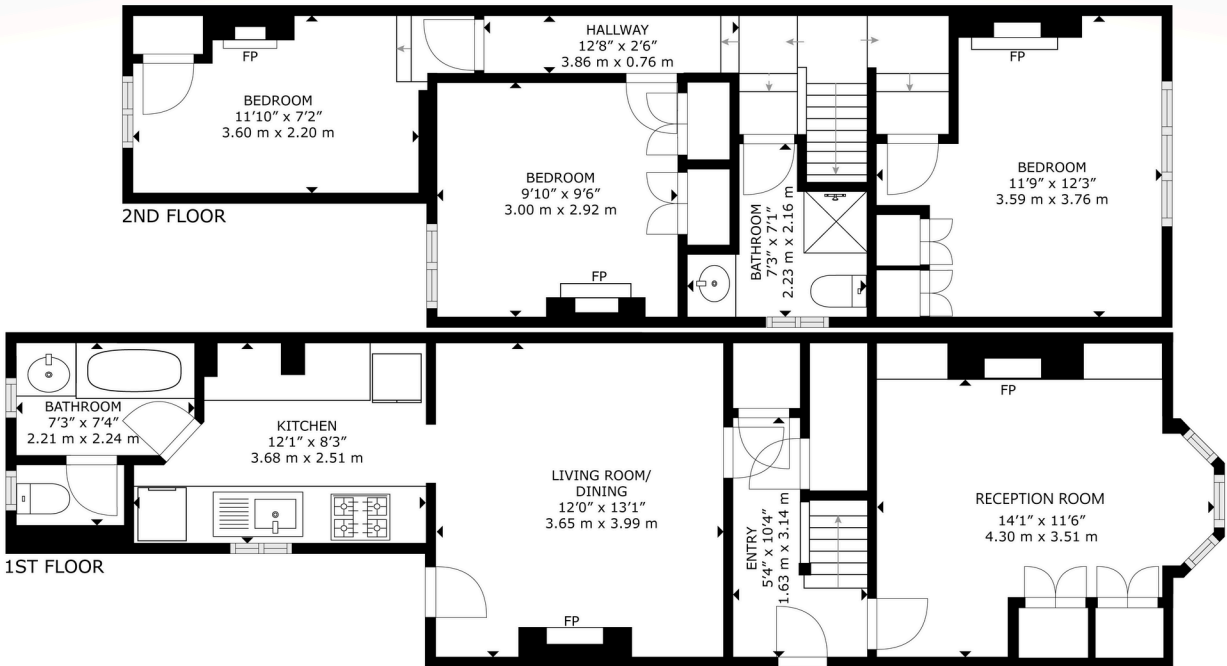
 **2**



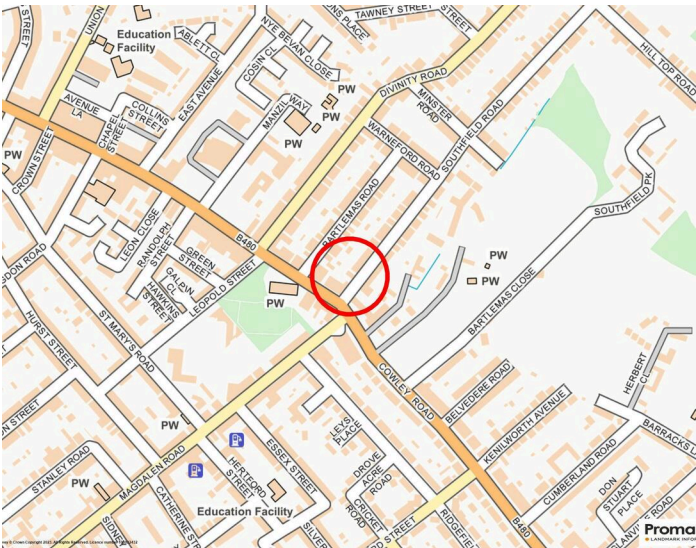
Approx. 42.9ft







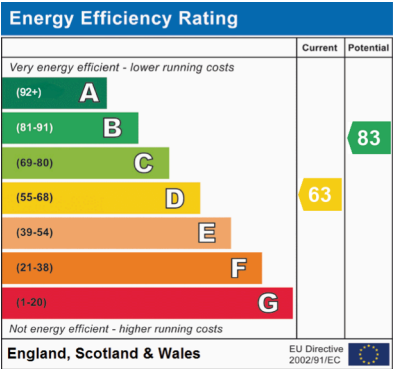
GROSS INTERNAL AREA
1ST FLOOR: 529 sq. ft, 49 m²; 2ND FLOOR: 455 sq. ft, 42 m²
TOTAL: 984 sq. ft, 91 m²
SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.



Council Tax:
Band D - £2554.37

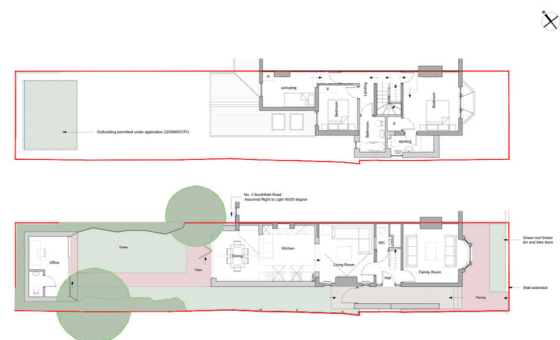
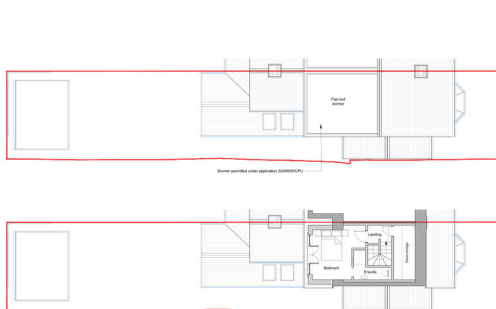
Parking:
On street parking

Local Authority:
Oxford City Council



LOCATION COMMENT

Southfield Road is located in a low traffic zone at the heart of East Oxford. It is conveniently located for easy access to the Headington hospitals, the city centre, and the many amenities on and around the Cowley Road, South Park, and Southfield Golf Club. The road benefits from being in a controlled parking zone and is well-placed for the Headington Hospitals, Oxford Brookes University, buses to London, the amenities of South Park and Southfield Golf Club.



OUR NETWORK OF OFFICES ACROSS OXFORDSHIRE

Breckon & Breckon
est.1947



Every office has access to
every buyer registered across
our network of seven offices.

Sharing a single database of
buyers ensures maximum
exposure for our clients.

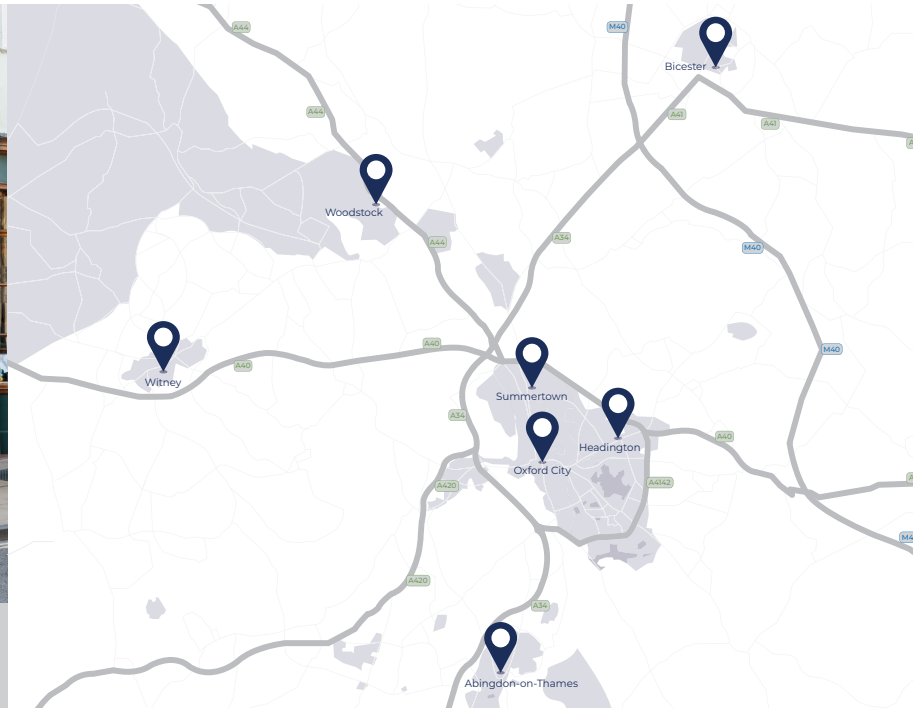
Oxford City Centre

118 High Street
Oxford
OX1 4BX

t: 01865 244 735
e: post@breckon.co.uk



FROM LEFT:
Millie Carless, George Houlbrooke,
Eoin Kehoe



Summertown

t: 01865 310 300 (sales)
t: 01865 20 1111 (letting)
e: summertown@breckon.co.uk

Headington

t: 01865 750 200 (sales)
t: 01865 763 999 (letting)
e: headington@breckon.co.uk

Abingdon-on-Thames

t: 01235 550 550 (sales)
t: 01235 554 040 (letting)
e: abingdon@breckon.co.uk

Witney

t: 01993 776 775 (sales)
t: 01993 899972 (letting)
e: witney@breckon.co.uk

Woodstock

t: 01993 811 881 (sales)
t: 01993 810 100 (letting)
e: woodstock@breckon.co.uk

Bicester

t: 01869 24 24 23 (sales & letting)
e: bicester@breckon.co.uk

New Homes

t: 01865 261 222
e: newhomes@breckon.co.uk

Land Team

t: 01865 558 999
e: land@breckon.co.uk

Letting and Property Management

t: 01865 20 1111
e: lettings@breckon.co.uk

Creative Department

t: 01865 310 300
e: creative@breckon.co.uk

Bespoke by Breckon

t: 01865 765 555
e: bespoke@breckon.co.uk



IMPORTANT NOTICE: These particulars are for information purposes only and do not in whole or in part constitute or form part of any offer or contract, nor should any statement obtained herein be relied upon as a statement or representation of fact. Breckon & Breckon do not test whether the services connected to the property, heating systems and domestic appliances are in working order. We therefore recommend that the purchaser obtains verification from their surveyor or solicitor. Whilst every attempt has been made to ensure the accuracy of the floor plans contained here, measurements of doors, windows and rooms are approximate and no responsibility is taken for any error, omission or mis-statement. These plans are for representation purposes only as defined by the RICS code of measuring practice and should be used as such by any possible purchaser.