

# 36 FAIRACRES ROAD

IFFLEY FIELDS, OXFORD OX4 1TF

# 36 Fairacres Road

Iffley Fields, Oxford OX4 1TF

A meticulously designed and extended 4-bedroom home.

This 'turnkey' home has been vastly extended and renovated by the current owners. Whilst having a modern finish, there are period features throughout including, original doors, cornicing, dado rails and fireplaces. The ground floor comprises entrance hall, front reception room with a box bay window and a fireplace with wood burning stove. The dining room beyond this has been recently refurbished to include led lighting and new flooring.

At the rear of the property is the gorgeous kitchen / family room extension. This space has been wonderfully finished with, solid oak worktops, vaulted ceilings, lights inbuilt to the floor, underfloor heating and bifold doors flush with the garden patio. The kitchen provides an abundance of worktop and cupboard space, integrated appliances and is a real social space, great for entertaining. There is a separate utility room.



Approx 52.2ft garden

## GUIDE PRICE

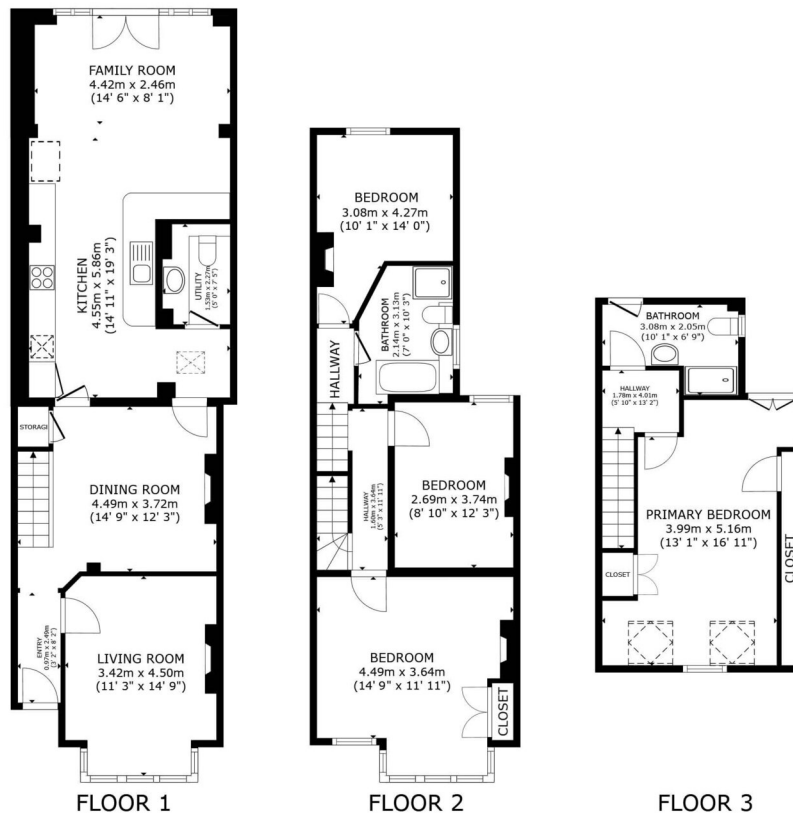
£975,000











GROSS INTERNAL AREA  
FLOOR 1 74.5 m<sup>2</sup> (802 sq.ft.) FLOOR 2 54.2 m<sup>2</sup> (583 sq.ft.) FLOOR 3 33.1 m<sup>2</sup> (356 sq.ft.)  
TOTAL : 161.8 m<sup>2</sup> (1,742 sq.ft.)



**Council Tax:**  
Band E - £3122.01

**Parking:**  
On-street parking

**Local Authority:**  
Oxford City Council

EPC  
PENDING



# “LOCATION COMMENT

*Fairacres Road is a residential road located in the popular Iffley Fields area of East Oxford. The area has an excellent local community, a good primary school, and the very popular Chester Arms gastro pub. Surrounded by, Meadow Lane Park and Astons Eyot, the location is fantastic for families with children. The city centre is very easily accessible and there are wonderful walks along the nearby river.*





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