

# 6 MAYWOOD ROAD

EAST OXFORD OX4 4EE

# 6 Maywood Road

East Oxford OX4 4EE

A delightful four-bedroom modern townhouse with driveway parking for two cars and a south facing garden.

Located on the edge of the stunning Iffley Village, the property has accommodation laid out over three floors and benefits from having no onward chain.

The ground floor accommodation comprises an entrance hall, a kitchen/ diner, a spacious sitting room with doors opening out onto the garden, and a WC.

On the first floor there is a sitting room with two Juliet balconies overlooking the garden, and a generous master bedroom with ensuite bathroom.

The second floor features a double bedroom with ensuite shower room, two further bedrooms and a family bathroom.

To the rear of the property there is a south facing courtyard garden with rear access.



4



2



2



23.6ft garden

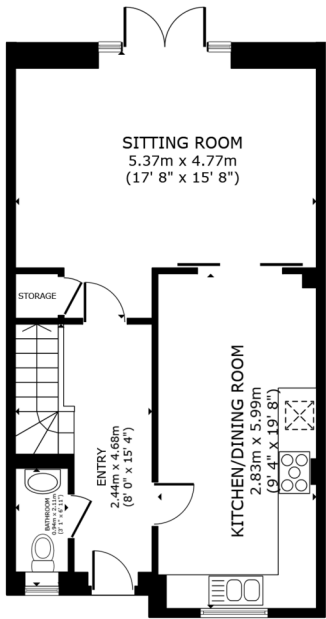
## GUIDE PRICE

**O.I.E.O: £750,000**

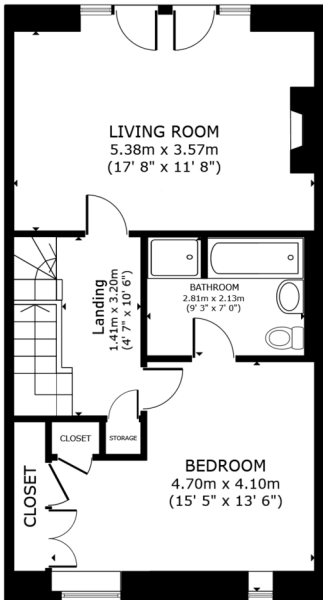




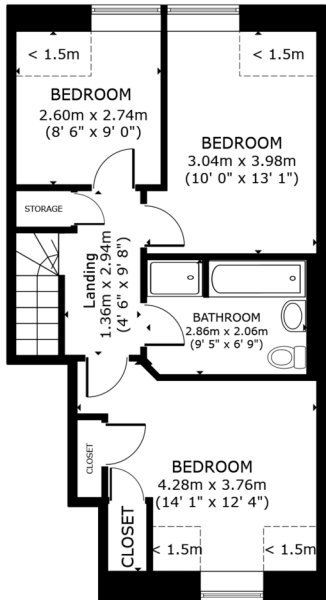




GROUND FLOOR

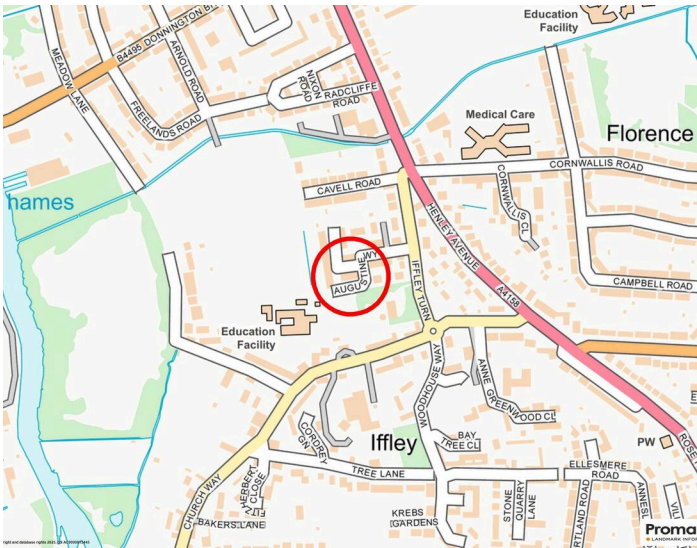
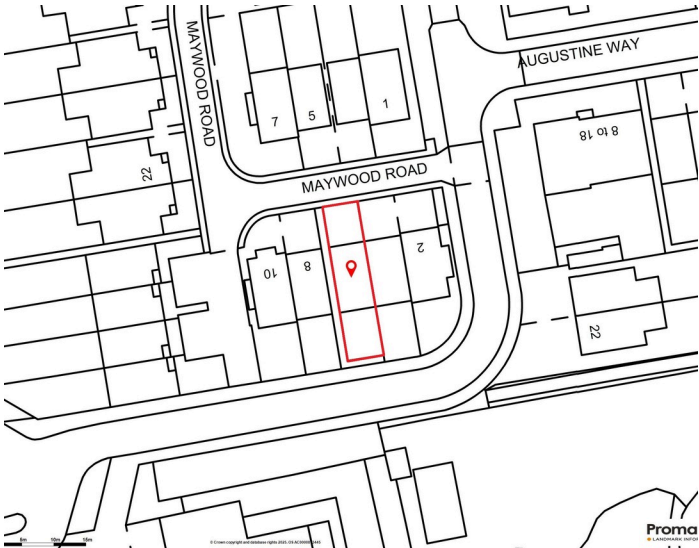


FLOOR 1



FLOOR 2

GROSS INTERNAL AREA  
GROUND FLOOR 52.4 m<sup>2</sup> (564 sq.ft.) FLOOR 1 53.2 m<sup>2</sup> (572 sq.ft.) FLOOR 2 44.1 m<sup>2</sup> (475 sq.ft.)  
EXCLUDED AREAS : PATIO 23.6 m<sup>2</sup> (254 sq.ft.) REDUCED HEADROOM 3.6 m<sup>2</sup> (39 sq.ft.)  
TOTAL : 149.7 m<sup>2</sup> (1,611 sq.ft.)  
SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.



**Council Tax:**  
Band F - £3523.00

**Parking:**  
Off-street parking for 1 car to front

**Local Authority:**  
Oxford City Council

| Energy Efficiency Rating                    |   | Current                 | Potential |
|---|---|-------------------------|-----------|
| Very energy efficient - lower running costs |   |                         |           |
| (92+)                                       | A |                         |           |
| (81-91)                                     | B |                         | 86        |
| (69-80)                                     | C | 78                      |           |
| (55-68)                                     | D |                         |           |
| (39-54)                                     | E |                         |           |
| (21-38)                                     | F |                         |           |
| (1-20)                                      | G |                         |           |
| Not energy efficient - higher running costs |   |                         |           |
| England, Scotland & Wales                   |   | EU Directive 2002/91/EC |           |



# “LOCATION COMMENT

*Maywood Road is a modern development built by Banner Homes in 2008 . The development is located in the incredibly desirable area of Iffley Village with its entrance on Iffley Turn. The location offers easy access into the city centre, the ring road, and the eclectic range of amenities around Cowley Road and East Oxford.*





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