

33 EDITH ROAD

GRANDPONT, OXFORD OX1 4QB

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Grandpont, Oxford OX1 4QB

A beautifully presented three-bedroom family home in the highly sought-after area of Grandpont, lovingly maintained by the current owner.

The ground floor comprises an entrance hall, a cosy sitting room, a spacious kitchen, and an extended dining/living area that opens onto a delightful mature garden. The garden enjoys a tranquil streamside setting and benefits from views across the desirable Hinksey Park.

The first floor provides two bedrooms, a family bathroom, and an additional versatile room ideal for storage, a dressing room, or a study.

The second floor has been converted into a generous double bedroom with views over Hinksey Park and an en-suite bathroom.



3



2



2



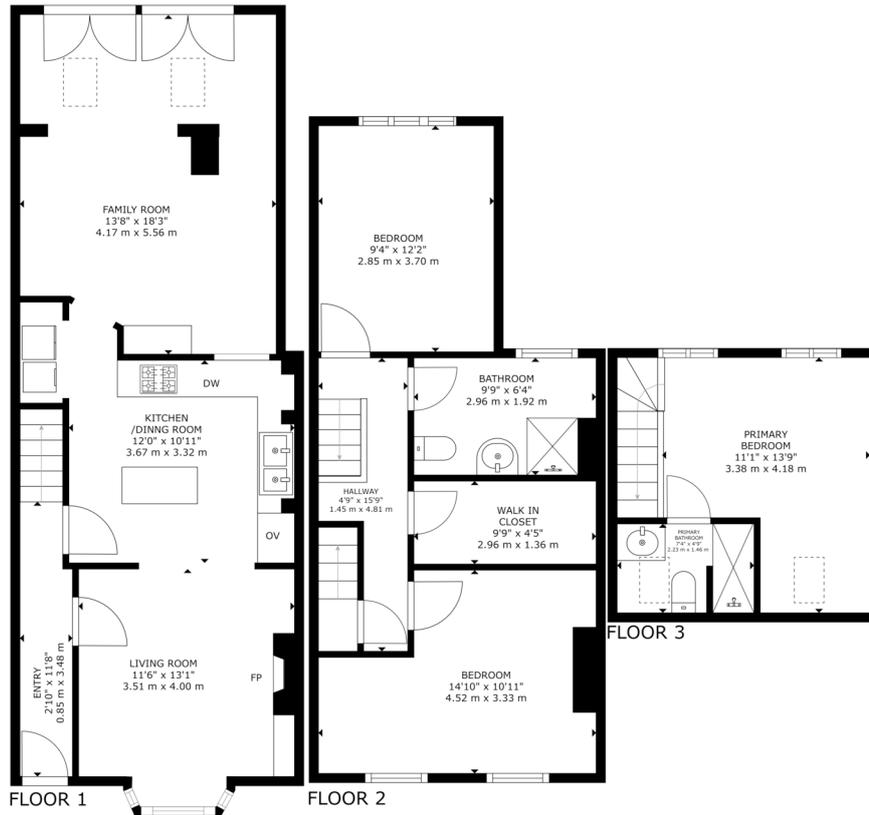
55.1ft south facing

GUIDE PRICE

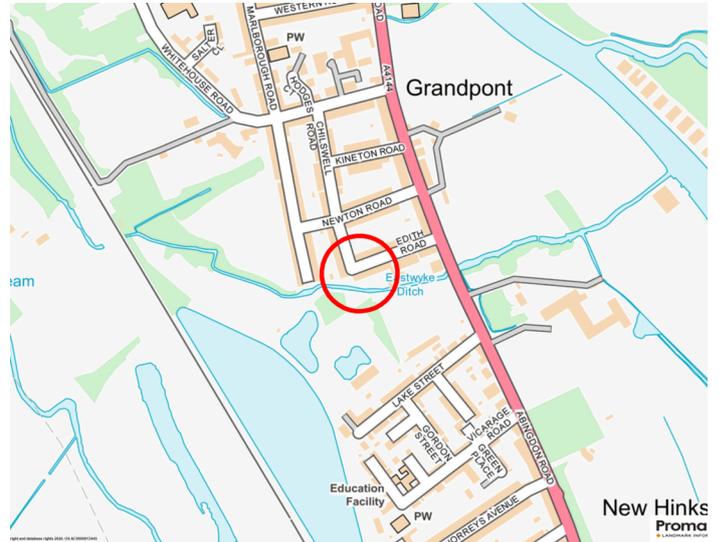
£700,000







GROSS INTERNAL AREA
FLOOR 1: 591 sq. ft, 54 m², FLOOR 2: 448 sq. ft, 41 m²
FLOOR 3: 185 sq. ft, 17 m², TOTAL: 1,224 sq. ft, 113 m²
SIZES AND DIMENSIONS ARE APPROXIMATE. ACTUAL MAY VARY.



Council Tax:
Band D - £2,704.10

Parking:
On-street parking

Local Authority:
Oxford City Council

EPC
PENDING

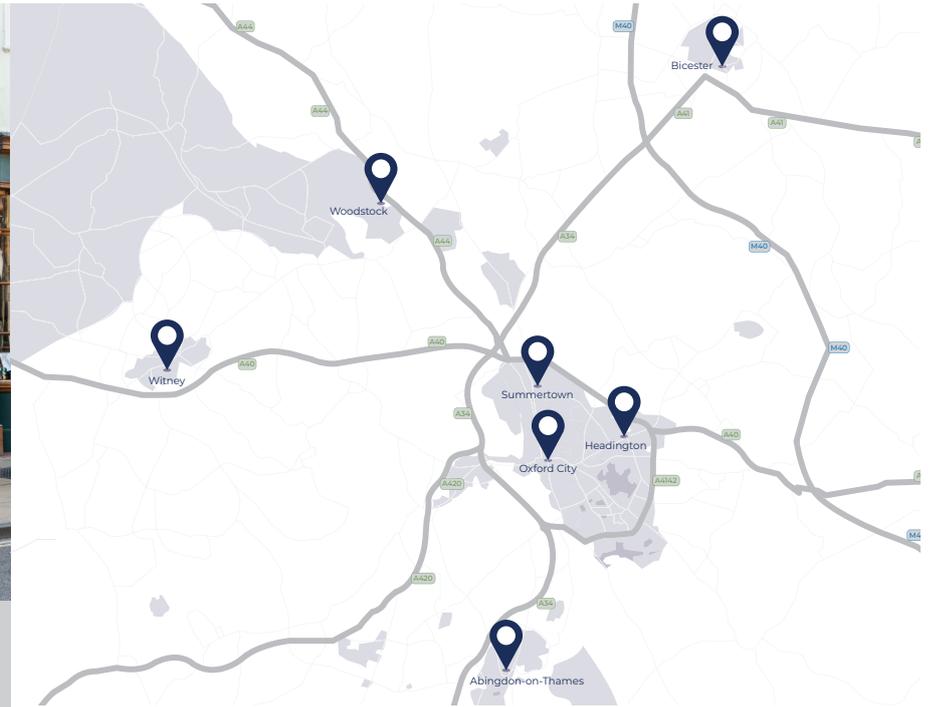
LOCATION COMMENT

Edith Road is situated less than ½ a mile from the City Centre and well placed for access to the Thames Towpath and the train station. Local amenities include a very good primary school and Hinksey Park with its outdoor heated pool, tennis courts and playground. The area offers easy access to the ring road and A34.



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FROM LEFT:
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Eoin Kehoe



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