

144 MARLBOROUGH ROAD

GRANDPONT, OXFORD OX1 4LS

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Grandpont, Oxford OX1 4LS

A beautifully presented four-bedroom family home with generous dimensions and a west facing garden with side and rear access.

The property has been extended and refurbished throughout to an exceptionally high standard by the current owners and is available with no onward chain.

The ground floor accommodation comprises an entrance hall, a spacious sitting/ dining room that can be separated into two rooms with fitted folding doors, a WC, and a stunning kitchen/ diner with bespoke kitchen, high-end appliances, and open corner bi-folding doors opening out onto the garden bringing the outside in.

On the first floor there is a large double bedroom with bay window and built in storage, two further double bedrooms and a family bathroom.

On the second floor is a double bedroom with study/ dressing room, and a bathroom. To the rear of the property there is a west facing garden with rear access as well as shared side access.



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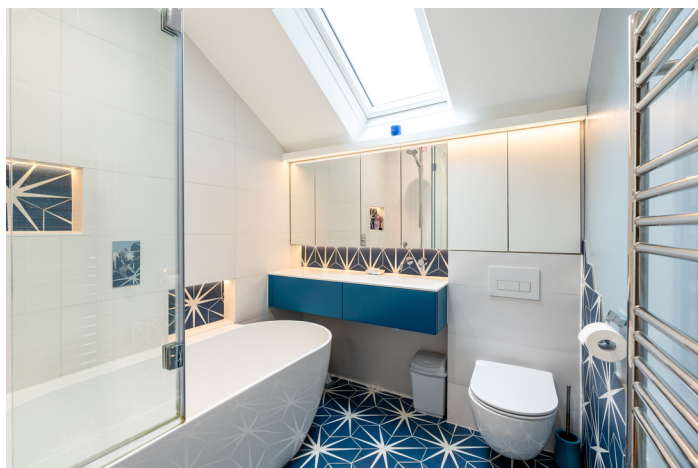


West facing

GUIDE PRICE

£1,000,000







GROSS INTERNAL AREA
FLOOR 1 69.5 m² (748 sq.ft.) FLOOR 2 57.9 m² (624 sq.ft.) FLOOR 3 25.0 m² (269 sq.ft.)
EXCLUDED AREAS : REDUCED HEADROOM 1.9 m² (20 sq.ft.)
TOTAL : 152.4 m² (1,640 sq.ft.)
SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.



Council Tax:
Band E - £3273.60

Parking:
Permit parking

Local Authority:
Oxford City Council

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		
(69-80)	C		76
(55-68)	D	60	
(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

Grandpont is a popular area with families due to its close proximity to the city centre and array of local amenities within walking distance including Hinksey Park with its outdoor heated pool, and The Slow and Steady Pub on Abingdon Road. The train station is within cycling/ walking distance of the property, offering an easy commute to London.



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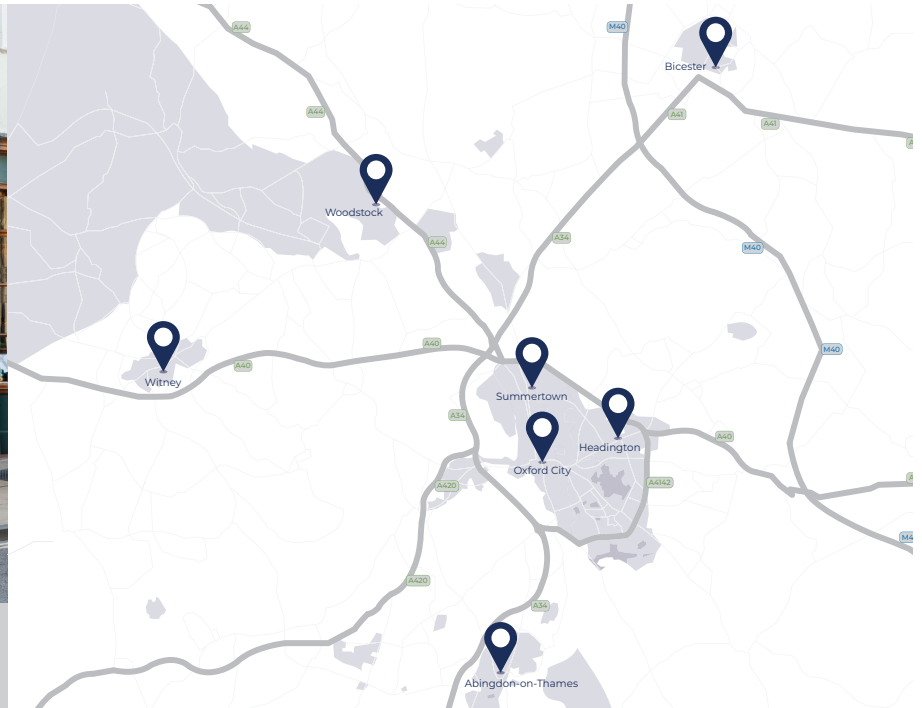
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