



3 MAYWOOD ROAD

OXFORD, OX4 4EE

PENNY &
SINCLAIR

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A well-proportioned three storey townhouse situated in this popular development and within easy reach of the city centre, River Thames and ring road.

Entrance Hall • Cloakroom • Kitchen/Breakfast Room • Sitting Room •
Four Bedrooms • Two Ensuites • Family Bathroom • Study • Off
Street Parking For Two Cars

DESCRIPTION

A well-proportioned three storey townhouse situated in this popular development and within easy reach of the city centre, River Thames and ring road. The light and airy accommodation is arranged over three floors and comprises, entrance hall, cloakroom, kitchen/breakfast room, sitting room, four bedrooms, two ensuite bathroom/shower rooms and a family bathroom. Benefits include gas central heating and UPVC double glazing. Outside, there is private off road parking for two cars to the front and a secluded garden to the rear. Offered with no onward chain.

LOCATION

Iffley is located c. 1.5 miles from Oxford city centre and within easy reach of the ring road and A40/M40. The village offers a village shop, two public houses and a c. 12th century church. There is also easy access to Iffley Lock and the River Thames. There is a regular train service to London Paddington from Oxford mainline station. For those with children, Oxford offers an excellent range of both state and private schools, including nearby Magdalen College School and New College. The bus stop located in nearby Henley Avenue is a pick-up point for The European School, Didcot Girls School, Magdalen College, St. Aloysius Catholic School and Abingdon Prep School.

DIRECTIONS

From The Plain, proceed along the Iffley Road. After c. 1 mile, turn right into Iffley Turn. Halfway along this road turn right in to Augustine Way. Follow this road then turn into Maywood Road where the property can be found on the on the right hand side.





SERVICES

All mains services are connected.

FIXTURES & FITTINGS

Certain items may be available by separate negotiation with Penny & Sinclair.

TENURE & POSSESSION

The property is freehold and offers vacant possession upon completion.

LOCAL AUTHORITY & COUNCIL TAX

Oxford City Council

City Chambers

Queen Street

Oxford

OX1 1EN

Telephone (01865) 249811

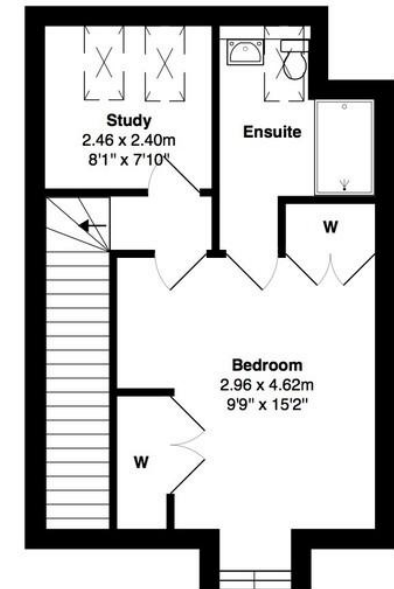
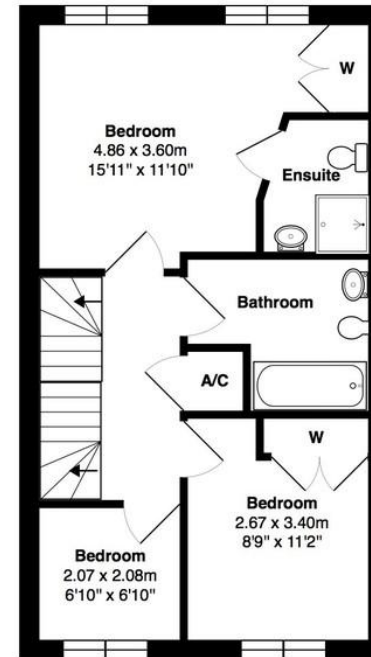
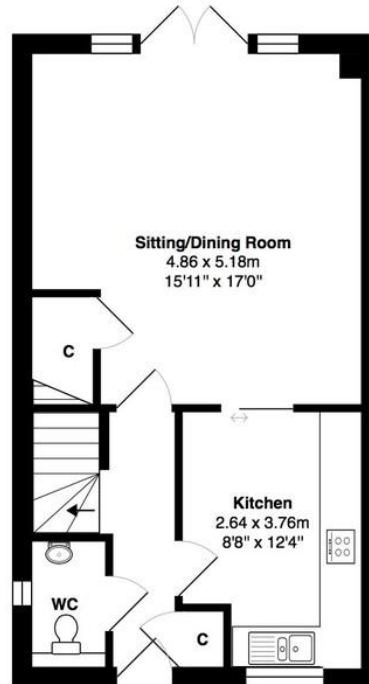
Council Tax Band 'F' £2,612.20 (2017/18)

AGENTS NOTE

Penny & Sinclair, their clients and any joint agent gives notice to anyone reading these particulars that:

i) the particulars do not constitute part of an offer or contract; ii) all descriptions, dimensions, references to the condition and necessary permissions for use and occupation, and other details are given without responsibility and any intending purchasers should not rely on them as statement or representations of fact. Iii) the text, photographs and plans are guidelines only and are not necessarily comprehensive. Any reference to alterations to, or use of, any part of the property does not mean that all necessary planning, building regulations or other consents have been obtained and Penny & Sinclair have not tested any services, equipment or facilities. A buyer or lessee must satisfy themselves by inspection or otherwise. Iv) the descriptions provided therein represent the opinion of the author and whilst given in good faith should not be construed as statements of fact; v) nothing in the particulars shall be deemed a statement that the property is in good condition or otherwise, nor that any services or facilities are in good working order; vi) no person in the employment of Penny & Sinclair has any authority to make or give any representation or warranty whatsoever in relation to this property. Vii) all measurements are approximate.





Ground Floor

First Floor

Second Floor

Approx Gross Internal Area: 124.0 m² ... 1335 ft²

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms, and any other items are approximate. No responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purpose only and should be used as such. Drawn by E8 Property Services. www.e8ps.co.uk

**PENNY &
SINCLAIR**

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