



PENNY &
SINCLAIR
FOR SALE
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LINKSIDE AVENUE

OXFORD, OX2 8JB

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A four bedroom detached family home in the Cherwell school catchment with garage and parking.

4 double bedrooms (2 en suite) • Gardens backing on to golf course • Garage & driveway parking • Generous lateral accommodation of c.3368 sq.ft • 1.4 miles of Oxford Parkway Station (8 mins cycle) •

DESCRIPTION

This detached property has been significantly extended to create a wonderful family home. Situated in the Cherwell school catchment area, the property is located just north of Summertown and within a cycle ride of the new Oxford Parkway station offering excellent links to London Marylebone. The accommodation comprises; entrance porch, entrance hall, cloakroom, sitting room, kitchen/breakfast room with separate utility room, dining room and study on the ground floor. The first floor offers two en suite double bedrooms, a further two double bedrooms and a family bathroom. To the exterior is a single garage, driveway parking for several cars and a private rear garden backing on to North Oxford Golf Club. There is a front garden with established hedging offering a pleasant outlook from the sitting room and added privacy from the road.

SITUATION

Situated in North Oxford, the location provides good access to all the day-to-day shopping facilities of Summertown including a Marks & Spencer, bars, restaurants and a theatre, with slightly further afield the comprehensive amenities of Oxford City Centre. The location is within the Cherwell School Catchment area and the new Oxford Parkway station leading into London Marylebone is a mere 1.4 miles away (short cycle ride). There is easy access to the Oxford ring road connecting to the A34, A40 and M40 to London. The central Oxford rail station has regular services to London Paddington.





DIRECTIONS

From the office of Penny and Sinclair in Summer town proceed north on Banbury Road and at the Cutteslowe roundabout continue straight over. Take a left turn into Five Mile Drive and continue past the cemetery on your right, take the next right turn into Linkside Avenue and continue straight towards the far end, round the left bend and the property will be found on the right hand side.

VIEWING ARRANGEMENTS

Strictly by appointment with Penny & Sinclair. Prior to making an appointment to view, Penny & Sinclair strongly recommend that you discuss any particular points which are likely to affect your interest in the property with a member of Penny & Sinclair's staff who has seen the property, in order that you do not make a wasted journey.

SERVICES

All mains services are connected. Gas fired central heating.

TENURE & POSSESSION

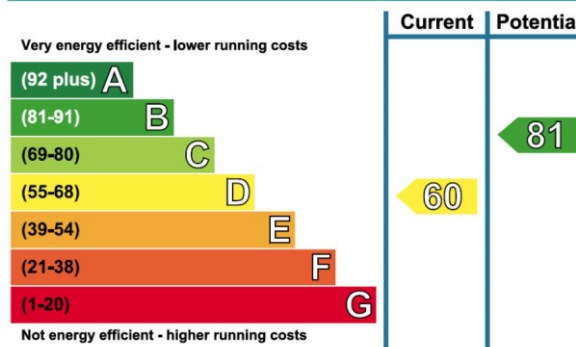
This property is freehold and offered with vacant possession.

LOCAL AUTHORITY & COUNCIL TAX

Oxford City Council
Council Tax Band 'G' amounting to £3187 for the year 2018/19.
Council Tax Department Tel: (01865) 252870

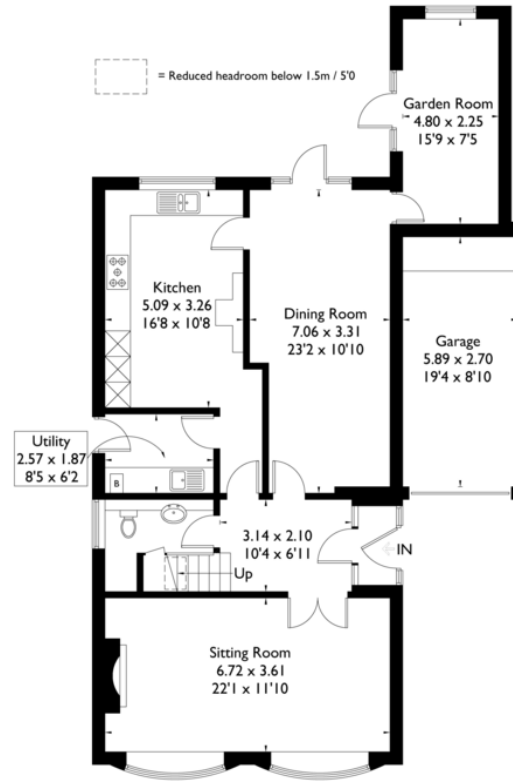


Energy Efficiency Rating

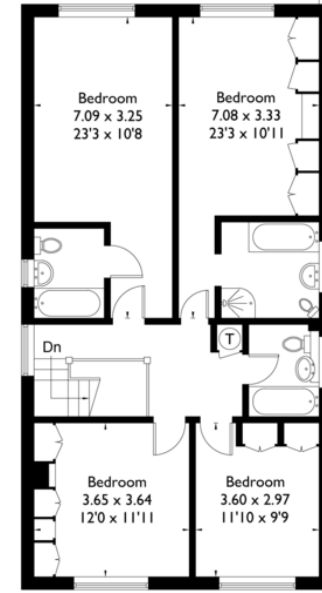




Approximate Gross Internal Area = 187.9 sq m / 2022 sq ft
 Garage = 15.8 sq m / 170 sq ft
 Total = 203.7 sq m / 2193 sq ft



Ground Floor



First Floor

FLOORPLANZ © 2015 0845 6344080 Ref: 141239

This plan is for layout guidance only. Drawn in accordance with RICS guidelines. Not drawn to scale unless stated. Windows & door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes & compass bearings before making any decisions reliant upon them.

**PENNY &
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