



40 CHARLES STREET

OXFORD, OX4 3AS

**PENNY &
SINCLAIR**

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Stunning period home in sought after East Oxford side street with south facing rear garden.

Period home • 28' living room • Kitchen • Master bedroom with en-suite • Two further double bedrooms • Family bathroom • South facing rear garden • Scope to extend STP •

DESCRIPTION

Located in one of East Oxford's most favoured side roads is this fantastic period end-of-terrace property with south facing rear garden. The property has been improved by the current owner and the previous owner to create a stunning home filled with natural light and period features. The property blends contemporary style with original features to create a wonderful home. The property comprises an entrance hall which flows directly in to the through 28' reception room with a bay window to the front, and French style doors leading on to the rear garden at the rear. There is also a very stylish kitchen with Corian worktops and doors again leading on to the rear garden. The first floor offers two double bedrooms and an incredibly spacious bathroom, whilst the loft has been converted to create a superb south facing master bedroom with en suite shower room. Outside there is a small walled front garden to the front ideal for bicycle storage, while to the rear there is a good sized secluded south facing garden which would allow for extension subject to the usual consents.

LOCATION

Charles Street is located c.1.5 miles to the east of the city centre, within walking distance of Magdalen Bridge. Nearby is the popular Magdalen Arms, and a great range of shops and restaurants can also be found along Magdalen Road and Cowley Road. A short walk through Iffley Fields leads down to the Isis river and towpath. This location also gives excellent access to the ring road and A/M40.





DIRECTIONS

From The Plain proceed along the Iffley Road. Take twelfth turning on the left into Charles Street. The property will be found approximately half way along 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

FIXTURES & FITTINGS

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

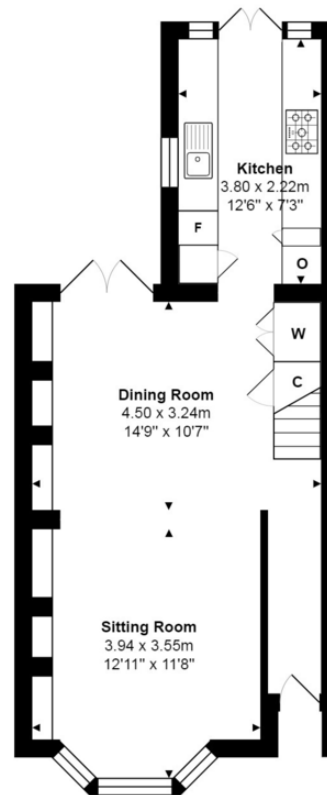
SERVICES

All mains services are connected.

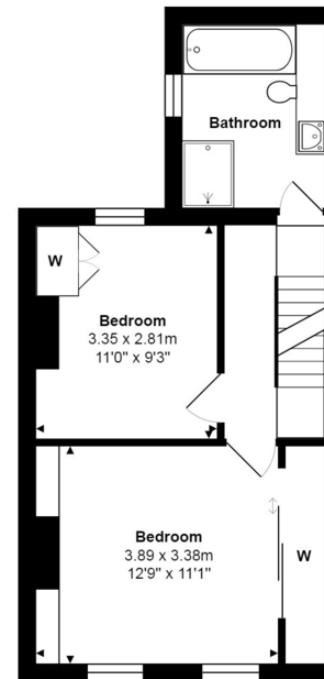
LOCAL AUTHORITY & COUNCIL TAX

Oxford City Council
Town Hall
St Aldates
Oxford
OX1 1BX
Telephone (01865) 249811
Council Tax Band D £1,808.45 for 2017/18

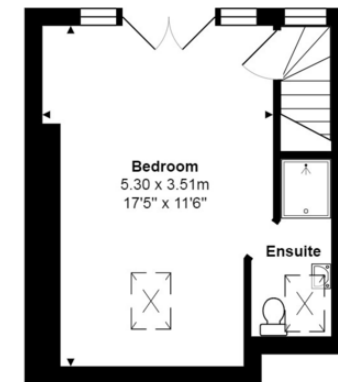




Ground Floor



First Floor



Second Floor



Gross Internal Area: 101.0 m² ... 1087 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 purposes only and should be used as such.
Drawn by E8 Property Services. www.e8ps.co.uk

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