



5 GLANVILLE ROAD

OXFORD, OX4 2DB

PENNY &  
SINCLAIR



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**A beautifully presented four bedroom dressed stone, semi-detached family home with 115' rear garden**

Four double bedrooms • Three bath/shower rooms • Stunning kitchen/breakfast room • Bay-fronted sitting room • Ample storage • Comprehensively renovated • Home office • c. 115' rear garden • Off street parking

## DESCRIPTION

Set in this popular East Oxford side road is this dressed stone semi-detached family home which has been extended and comprehensively renovated by the current owner over the last 9 years. (Including a from scratch re-plumb and rewire). The property is believed to date back to the 1950's and enjoys well-balanced accommodation throughout. Upon stepping over the tiled porch floor you get a flavour of what's to follow from the spacious entrance hall and the high ceilings through to the gorgeous kitchen/dining room with under floor heating and double doors leading through to a bay-fronted sitting room with bespoke double glazed sash windows. Upstairs there is a fabulous master bedroom with stylish en-suite shower room, further double bedroom and family bathroom complete with separate shower cubicle and plumbing for the washing machine. The loft has been extended to create a further two double bed rooms and shower room. Outside there is a walled front garden and off street parking, whilst to the rear there is a huge rear garden with a useful fully insulated home/office/garden room complete with light, power and Internet connection. Subject to the usual consents, there is further scope to extend on the ground floor to the rear to create a stunning kitchen/dining/family space.

## LOCATION

Glanville Road is situated off the Cowley Road and within easy reach of the bustling Cowley Road. Access to the city centre, ring road and the science/business parks is excellent. The London/airport coach is located in St. Clements.





### **DIRECTIONS**

From St. Clements, proceed along the Cowley Road. Proceed past the shops and the Health Centre on the left hand side. Continue past the Co-Op on the corner of Divinity Road and Glanville Road will be the eighth road on the left hand side. The property will be found on the left 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 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.

### **TENURE & POSSESSION**

The property is freehold and offers vacant possession upon completion.

### **LOCAL AUTHORITY & COUNCIL TAX**

Oxford City Council

Town Hall

St Aldates

Oxford

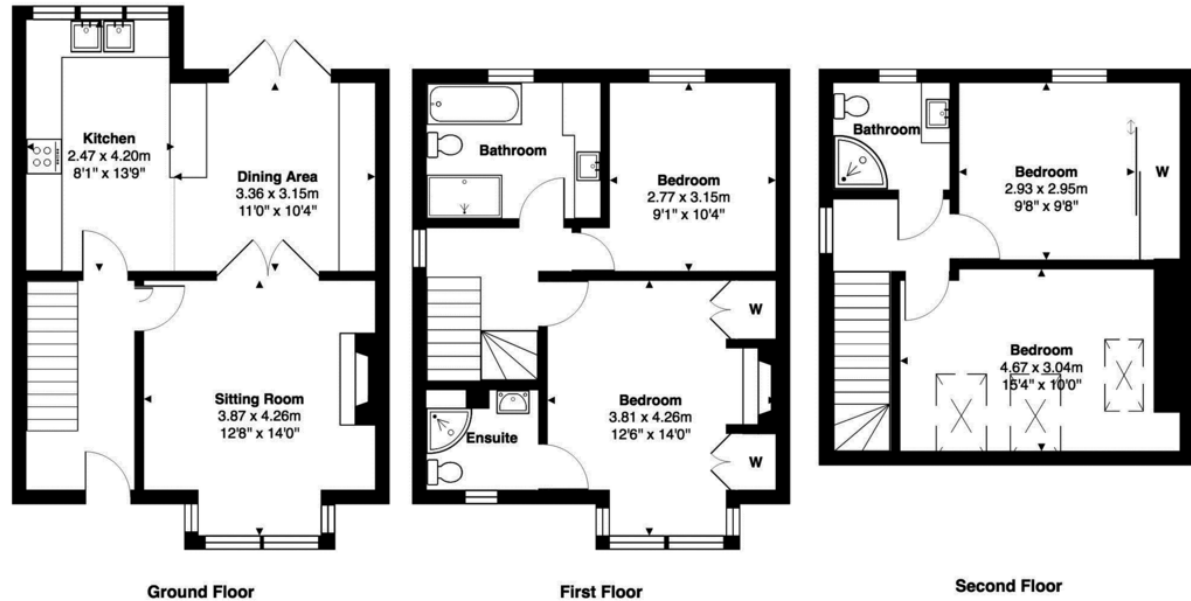
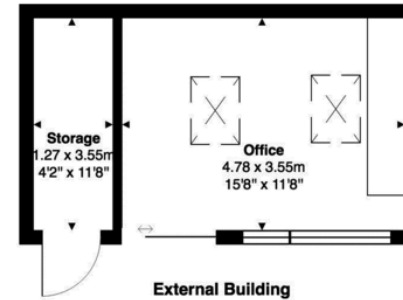
OX1 1BX

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Council Tax Band D - £1,909.79 (2018/19)







Approximate Gros Internal Area: 142.7 m<sup>2</sup> ... 1536 ft<sup>2</sup>

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](http://www.e8ps.co.uk)

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