



**Downside Road**  
Oxford

**Carter Jonas**

## 17 DOWNSIDE ROAD OXFORD OX3 8HP

3 bedrooms  
2 reception rooms  
Driveway parking & single garage

### DESCRIPTION

A three bedroom extended semi detached house situated in the popular residential area of Risinghurst to the east of Headington.

The entrance is to the side of the property which opens on to the sitting room at the front with bay window and hard flooring and kitchen leading to an extended family room with doors to the garden. The bathroom is also on the ground floor.

Upstairs there are three bedrooms one of which is a small single room/office. The main bedroom takes the full width of the front of the property. There is off road parking and a garage to the side with a generous rear garden offering a patio area and enclosed garden mostly laid to lawn.

### LOCATION

Located to the east of Headington the property is within reach of many schools, hospitals and university departments, with shops and supermarkets nearby for day to day shopping. Oxford city centre is accessible via public transport or cycle lanes with lovely walks in nearby Shotover Country Park.

The A40/M40 and Thornhill Park & Ride also make this a perfect place from which to commute to London, Oxford and Birmingham.

## A THREE BEDROOM EXTENDED FAMILY HOME SITUATED WITHIN THE POPULAR RISINGHURST LOCATION OFFERING FAST ACCESS TO HEADINGTON, THE RING ROAD, LONDON AND OXFORD CITY CENTRE



## ADDITIONAL INFORMATION

**Viewing:** Strictly by appointment through the selling agents Carter Jonas - T: 01865 511444

**Directions:** OX3 8HP

For sale with no onward chain.  
Tenure: Freehold with vacant possession on completion.  
Local Authority: Oxford City Council  
Council Tax: Band D  
Services: All mains services are connected.  
Gas fired central heating.

Mobile phone coverage and speeds can be checked here: [checker.ofcom.org.uk](http://checker.ofcom.org.uk), however, all providers are predicted to have good levels of service inside at this property.  
Broadband speeds can be checked here: [checker.ofcom.org.uk](http://checker.ofcom.org.uk).

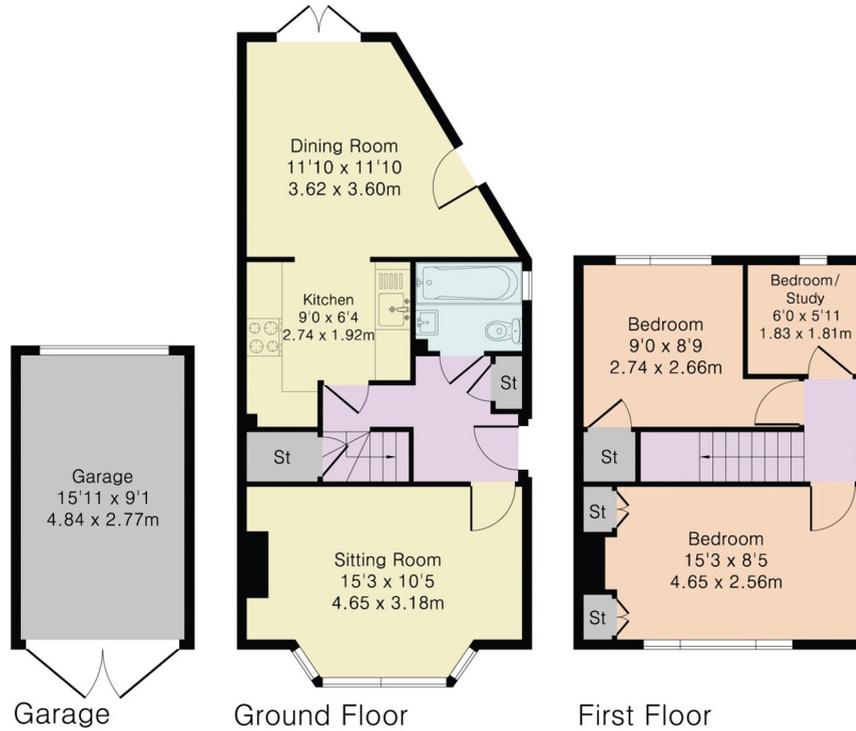


**Approximate Gross Internal Area 940 sq ft - 87 sq m**

Ground Floor Area 480 sq ft – 45 sq m

First Floor Area 318 sq ft – 30 sq m

Garage Area 142 sq ft – 12 sq m



Although Pink Plan Ltd ensures the highest level of accuracy, measurements of doors, windows and rooms are approximate and no responsibility is taken for error, omission or misstatement. These plans are for representation purposes only as defined by RICS code of measuring practise. No guarantee is given on total square footage of the property within this plan. The figure icon is for initial guidance only and should not be relied on as a basis of valuation.



**Carter Jonas**



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		83
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E	47	
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

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Offices throughout the UK



**IMPORTANT INFORMATION**

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