



Henley Avenue
Oxford

Carter Jonas

43 HENLEY AVENUE OXFORD OX4 4DJ

4 bedrooms & 2 bathrooms
2 reception rooms
Off street parking for 2-3 cars
120ft rear garden

DESCRIPTION

The property has been extended and features a generous hallway with ample storage leading to a light and spacious living room and sitting/dining room with doors leading out to a generous terrace, ideal for outdoor dining.

There is a useful ground floor shower room and the family kitchen sits at the front of the property with a large utility room to the side also giving access to the garden.

Upstairs on the first floor are a family bathroom and three well-proportioned bedrooms, the top floor is L shaped and currently used as an office and storage area but would make a super bedroom.

OUTSIDE

The front garden is planted with low maintenance shrubs and there is driveway parking for two cars. To the rear is a lovely family garden with mature trees, a central lawn, and a generous terrace with pathway leading to a shed at the far end of the garden.

LOCATION

Henley Avenue is located on the edge of sought after Iffley, which has two public houses, a hotel and shop. The river and Iffley Lock are nearby with walks along the towpath in and out of Oxford. There are regular bus services into the city centre whilst the M40 (Jct 8) is accessed via the southbound ring road and the A40. Also within easy reach are Florence Park, the local Iffley Road amenities and ever popular East Oxford.

A DETACHED 4 BEDROOM FAMILY HOME WITH A LOVELY REAR GARDEN, SET IN THIS HIGHLY REGARDED LOCATION IN EAST OXFORD WITHIN WALKING DISTANCE OF IFFLEY VILLAGE.



FURTHER INFORMATION

Tenure: Freehold with vacant possession on completion.
Services: All main services are connected.
Local Authority: Oxford City Council
Council Tax: Band F
EPC D

Mobile phone coverage and speeds can be checked here:
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. The maximum download rate is predicted to be 1000mbps with a 100mbps upload speed, subject to availability.

ADDITIONAL INFORMATION

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

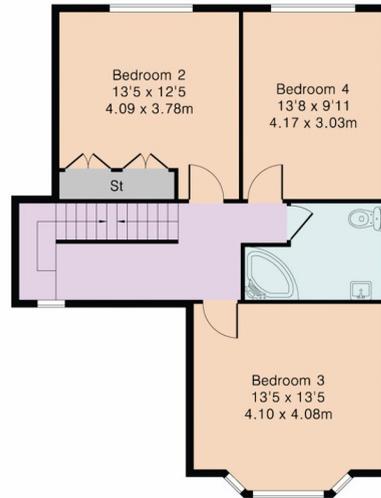
Directions: OX4 4DJ



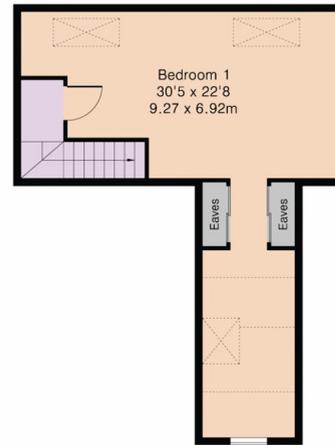


Ground Floor

Approximate Gross Internal Area 2130 sq ft – 198 sq m
 Ground Floor Area 1089 sq ft – 101 sq m
 First Floor Area 666 sq ft – 62 sq m
 Second Floor Area 375 sq ft – 35 sq m



First Floor



Second Floor



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.

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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(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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