



**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](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). The maximum download rate is  
predicted to be 1000mbps with a 100mbps upload speed,  
subject to availability.

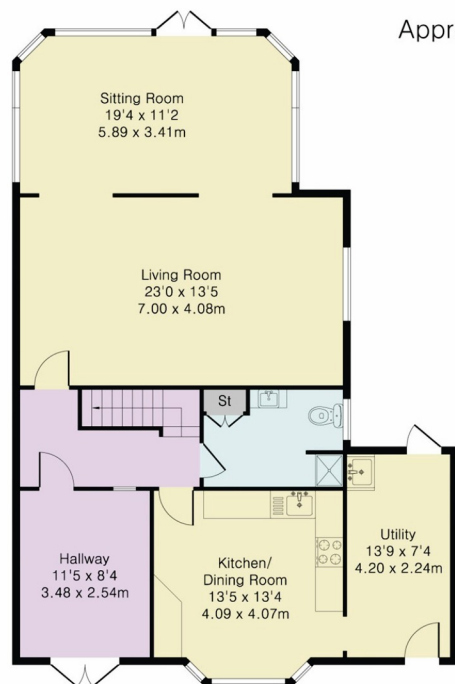
## ADDITIONAL INFORMATION

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

**Directions:** OX4 4DJ

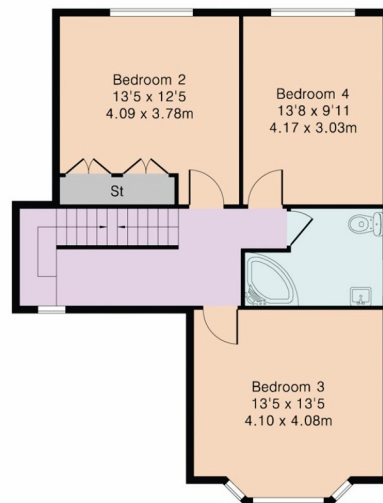




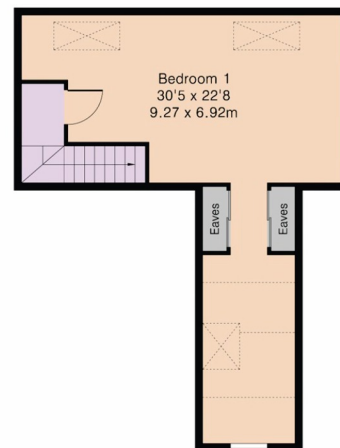


Ground Floor

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.

Carter Jonas

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

**Oxford 01865 511444**

oxford@carterjonas.co.uk

Mayfield House, 256 Banbury Road, Oxford. OX2 7DE

**carterjonas.co.uk**

Offices throughout the UK



#### IMPORTANT INFORMATION

These particulars are for general information purposes only and do not represent an offer or contract or part of one. Carter Jonas or anyone in their employment has made every attempt to ensure that the particulars and other information provided are as accurate as possible and they are not intended to amount to advice on which you should rely as being factually accurate. Full information which may be relevant to your decision regarding the property can be found on the property listing on carterjonas.co.uk or, (including off market properties) on the brochure or a separately available material information sheet. We would advise you to confirm the details of any material information prior to any offer being submitted. You should not assume that the property has all necessary planning, building regulations or other consents and Carter Jonas has not tested any services, facilities or equipment. Any measurements and distances given are approximate only. Where Carter Jonas has been provided with a floorplan by a third party, we cannot guarantee that the floorplan has been measured in accordance with IPMS. Purchasers must satisfy themselves of all of the aforementioned by independent inspection or otherwise. Our images only represent part of the property as it appeared at the time they were taken and do not represent the furnishings included; these are confirmed in a separate inventory. If you require further information, please contact us.