



46 LARK HILL OXFORD OX2 7DR

Ideally Located for Local Amenities · Three Floors · Spacious Sitting/ Dining Room · Study · Kitchen · Cloakroom · Main Bedroom w/ Ensuite · Three Double Bedrooms · Family Bathroom · Paved Garden · EPC C

DESCRIPTION

Lark Hill is a well maintained and peaceful cul-de-sac of The Waterways. The house provides modern and well appointed accommodation over three floors with a study and spacious sitting/dining room with separate kitchen and cloakroom on the ground floor.

On the first floor is the main bedroom with en suite shower room and built-in wardrobes, two further bedrooms and a family bathroom. The top floor has a spacious bedroom. There is a low maintenance paved garden at the rear which has rear access along the terrace leading to the street.

SITUATION

Lark Hill is ideally located for the Oxford schools, conveniently situated off Elizabeth Jennings Way, a side road to the west of Woodstock Road within easy reach of the heart of Summertown which provides a range of everyday shops, restaurants, doctors' and dentists' surgeries, public library and leisure centre with swimming pool.

The development also benefits from a scenic walk or cycle into the city centre via the canal and there is good public transport to the city via Woodstock or Banbury Roads. The A34 to the north of the city provides a link to the M40 to the south. Oxford Parkway station has a direct rail link into London Marylebone within fifty minutes.

A WELL PRESENTED TOWNHOUSE WITH AN ENVIABLE OUTLOOK, OFFERED IN EXCELLENT ORDER THROUGHOUT AND SET WITHIN THE WATERWAYS DEVELOPMENT



ADDITIONAL INFORMATION

SERVICES · Council Tax Band F
· Oxford City Council

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



Lark Hill, Oxford, OX2

Approximate Area = 1283 sq ft / 119.1 sq m

For identification only - Not to scale



RICS Certified Property Measurer Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nrichcom 2023. Produced for Carter Jonas. REF: 984223



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-)	A		86
(81-91)	B		
(69-80)	C	70	
(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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