



Salisbury Crescent
Oxford

Carter Jonas

24 SALISBURY CRESCENT OXFORD OX2 7TL

Open-plan kitchen/dining room
4 bedrooms & 2 bathrooms
2 reception rooms
Garage & separate utility

DESCRIPTION

The spacious ground floor of this family home features a living room at the front with a bay window; a sitting/family room at the rear with doors leading out to the patio; and a super kitchen leading to a garden room, currently used as a dining room, with doors opening out onto the patio and south-west facing rear garden.

In addition there is a separate utility room and shower room on the ground floor by the kitchen, and the garage is also easily accessed from the kitchen via the utility room.

On the first floor are two double bedrooms, a third smaller bedroom/study and family bathroom. Steps lead up to the top floor and the spacious, principal bedroom.

To the rear is a lovely family garden with mature trees, lawn and patio with pathway leading to a shed at the far end of the garden where there is a little hidden place to sit. The front garden is planted with low maintenance shrubs and there is driveway parking for two cars.

LOCATION

Salisbury Crescent is a quiet cul de sac in the suburb of Cutteslowe in North Oxford which is immensely popular with families. There are many lovely open spaces and parks nearby with a good choice of schools within easy reach.

The location provides good access to all the day to day shopping facilities of Summertown including Marks & Spencer, bars, restaurants and a theatre with slightly further afield the comprehensive amenities of Oxford city centre.

A LIGHT AND SPACIOUS FAMILY HOME TUCKED AWAY IN A QUIET LOCATION JUST MINUTES FROM SUMMERTOWN IN NORTH OXFORD WITHIN REACH OF MANY OF OXFORD'S EXCELLENT CHOICE OF SCHOOLS.



The Woodstock and Banbury Roads join directly to the Oxford ring road connecting to the A40 and M40 to London. Oxford Parkway station offers an excellent rail service to London Marylebone in just under one hour.

FURTHER INFORMATION

Tenure: Freehold with vacant possession on completion.
Services: All main services are connected. Gas central heating.
Local Authority: Oxford City Council
Council Tax: Band E
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.

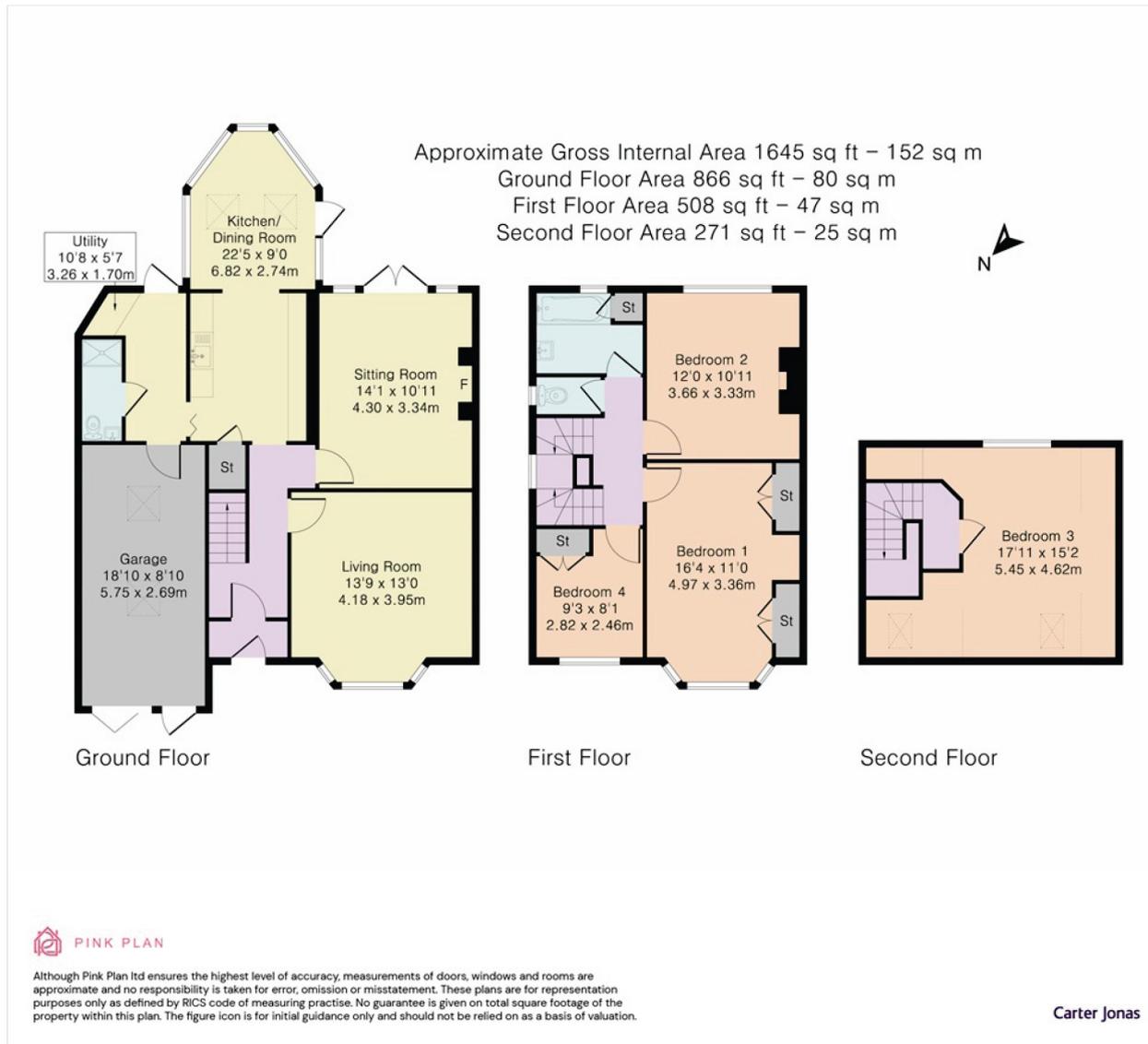
Broadband speeds can be checked here: checker.ofcom.org.uk. The maximum download rate is predicted to be 1000mbps with a 100mbps upload speed, subject to availability.

ADDITIONAL INFORMATION

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

Directions: OX2 7TL





Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		
(69-80)	C		79
(55-68)	D	64	
(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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