






{ **BLANDFORD AVENUE, OXFORD**
OXFORDSHIRE, OX2

Hamptons
THE HOME EXPERTS

{ THE PARTICULARS

**Blandford Avenue, Oxford,
Oxfordshire, OX2**

**Offers Over £620,000
Freehold**

 **2 Bedrooms**
 **2 Bathrooms**
 **2 Receptions**

Features

Entrance Hall, Sitting Room, Conservatory,
Kitchen, Two Bedrooms, Bathroom,
Ensuite, Garden, Parking

Hamptons

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A rare opportunity to acquire a two bedroom bungalow with Planning Permission for a 4 bedroom dwelling, in the popular area of OX2 and North Oxford, with a pretty garden and off-road parking and in close proximity to the Summertown shops and restaurants.

The Property

A detached two bedroom bungalow located in a popular North Oxford road and situated with a pretty garden and off road parking. On entering on the left hand side is a spacious sitting room with attractive bay window and to the right hand side there is a modern and stylish kitchen/breakfast room with integral dishwasher, an array of fitted units, strip wood flooring and access to a light and airy conservatory. To the rear of the bungalow there are two good sized bedrooms one with ensuite facilities and ample storage. In addition there is a modern and stylish bathroom with contemporary white tiling.

Planning Permission for a 4 bedroom dwelling.

Outside

The property is accessed via a driveway and offers parking for several cars. There is a picket fence running to the front of the property and the garden is enclosed with mature hedging. The garden is mainly laid to lawn and offers seclusion and privacy from neighbouring properties.

Location

Blandford Avenue is situated at the top Banbury Road in North Oxford, near to Summertown with a good selection of shops catering for day to day needs, bars and restaurants enjoying a high reputation. Educational facilities are first class with a number of highly regarded schools both in the private and state sectors which include St Edwards School, Cherwell School and Oxford High School for Girls, all being within easy reach of Davenant Road. Oxford Mainline Station offers frequent services to London Paddington (c.60 minutes), the Oxford Tube coach service also provides a 24-hours service to London.

Additional Information

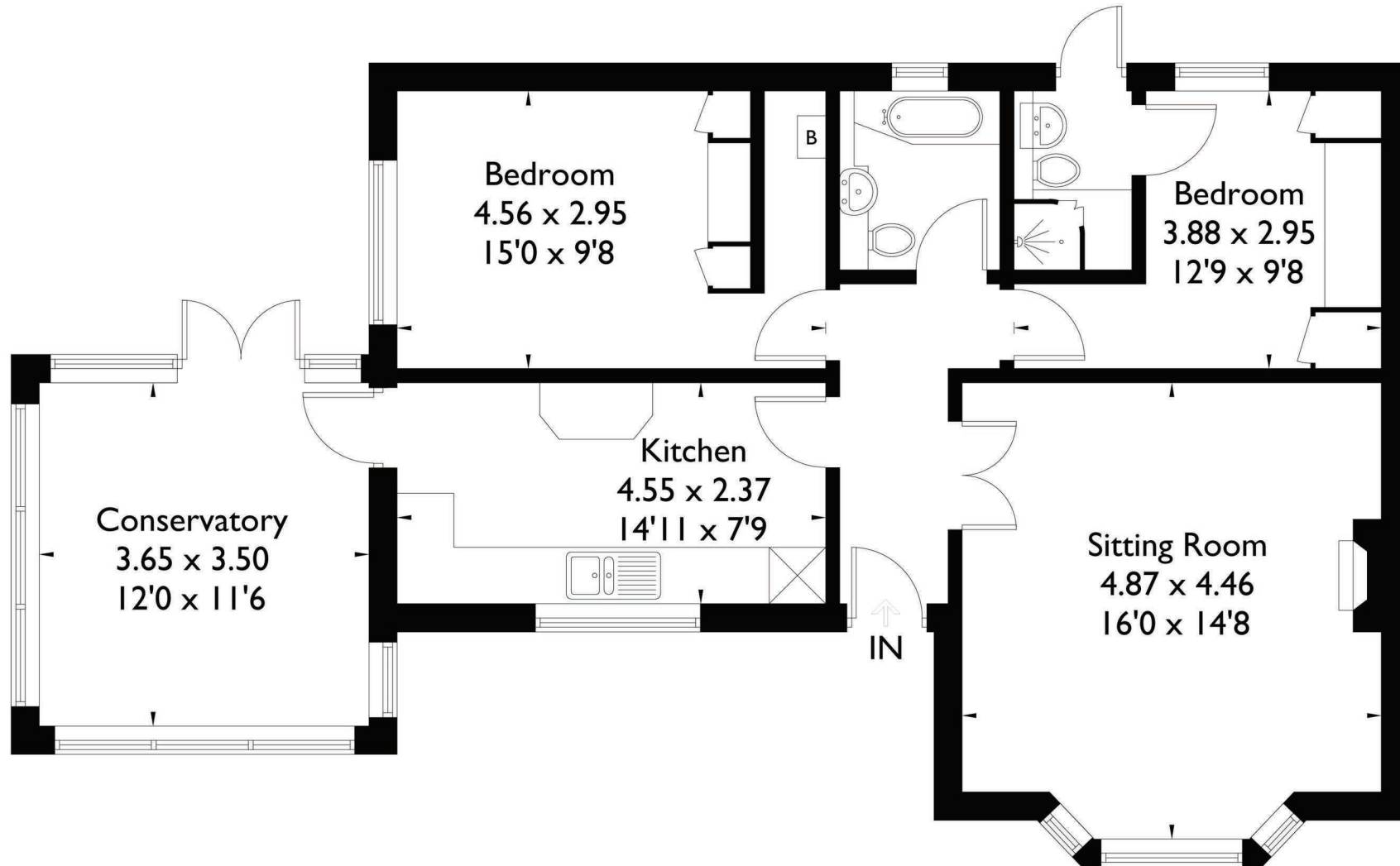
Planning Permission (21/02314/FUL) approved for demolition of existing bungalow, erection of 1 x 4-bed dwelling (Use Class C3). Provision of private amenity space, car parking and cycle and bin stores.

There is a restrictive covenant which may affect the planning.

{ TWO BED PROPERTY IN NORTH OXFORD WITH LAPSED PLANNING

Blandford Avenue, Oxford

Approximate Gross Internal Area = 80.8 sq m / 870 sq ft



FLOORPLANZ © 2017 0845 6344080 Ref: 181284

This plan is for layout guidance only. Drawn in accordance with RICS guidelines. Not drawn to scale unless stated. Windows & door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes & compass bearings before making any decisions reliant upon them.

For Clarification

We wish to inform prospective purchasers that we have prepared these sales particulars as a general guide. We have not carried out a detailed survey, nor tested the services, appliances and specific fittings. Room sizes are approximate and rounded: they are taken between internal wall surfaces and therefore include

cupboards/shelves, etc. Accordingly, they should not be relied upon for carpets and furnishings. Formal notice is also given that all fixtures and fittings, carpeting, curtains/blinds and kitchen equipment, whether fitted or not, are deemed removable by the vendor unless specifically itemised within these particulars.

Energy Efficiency Rating		
Very energy efficient - lower running costs	Current	Potential
A (91-100)		80
B (81-90)		
C (69-80)		
D (55-68)	59	
E (49-54)		
F (41-48)		
G (35-40)		
Not energy efficient - higher running costs		
England, Scotland & Wales		EU Directive 2002/91/EC

