



JCP

ESTATE AGENTS

OXFORD

Walton Crescent, Central Oxford

Guide Price £950,000

An interesting three storey Victorian semi-detached house with south facing garden in a highly regarded central location.

Attractive Victorian Semi Detached House |
South Facing Garden with Pedestrian Side
Access | Through Sitting Room | Two Studies
| Basement Kitchen/Dining Room | First Floor
Landing | Large Front Bedroom (currently split
into two) | Second Rear Double Bedroom |
Bathroom | Residents Parking Zone

TENURE & POSSESSION

The Property is Freehold

DIRECTIONS

From the Central North Oxford Office of JCP Estate Agents proceed along Walton Street towards central Oxford and near the far end of the street turn right into Richmond Road then double back right into Walton Crescent where the property will be found on the right hand side.

LOCAL AUTHORITY

Council Tax Band F

Oxford City Council

Telephone: 01865 249811



DESCRIPTION & SITUATION

This interesting semi-detached three storey Victorian house is set on the south side of a highly regarded and centrally located one way residential side road on the very edge of central Oxford in a residents parking zone. There is a lovely enclosed front garden extending round to the side of the property and leading to the south facing rear garden. The façade invites one into an entrance hall leading into a bay fronted through sitting room with study to the rear. There is an additional study adjacent to the basement stairs with a door to the rear garden. There is a basement kitchen/dining room with bay window to the front. Upstairs there is a large front bedroom which is currently divided into two but would revert easily, a second double bedroom to the rear and a bathroom.

The property is well situated in a central side road on the edge of vibrant and fashionable Jericho within short level walking distance of the historic City Centre with the University of Oxford and its constituent colleges and departments and extensive social and recreational facilities. Oxford railway station has mainline services services to Paddington in approximately one hour and there is a coach station at Gloucester Green with frequent services to London Victoria, Heathrow, Gatwick and Stanstead airports. The neighbourhood is also handy for the Oxford University Press, Blavatnik School of Government and The Radcliffe Quarter.



Approximate Area = 123.1 sq m / 1325 sq ft
Including Limited Use Area (1.7 sq m / 18 sq ft)



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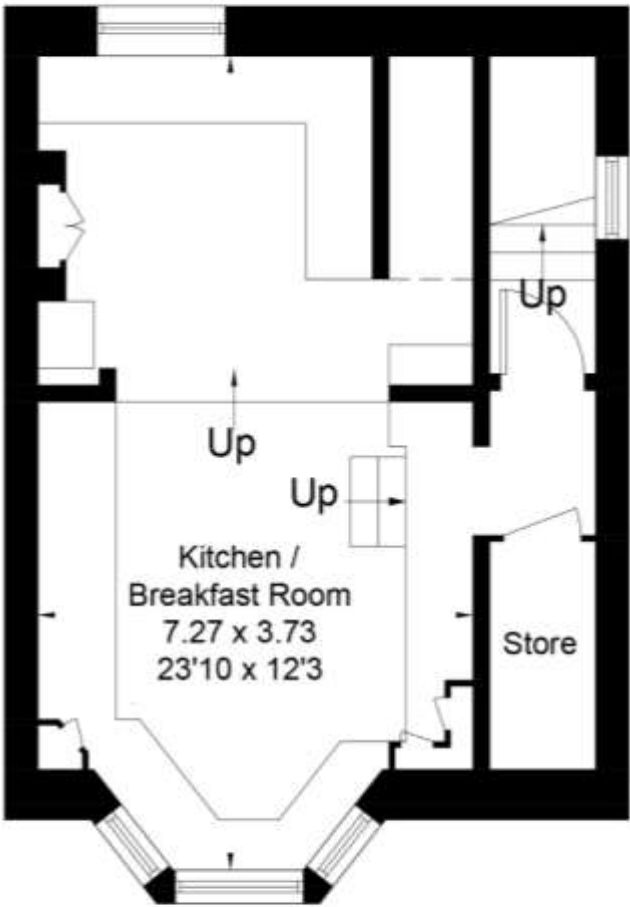
Sales | Lettings | Acquisitions | Management

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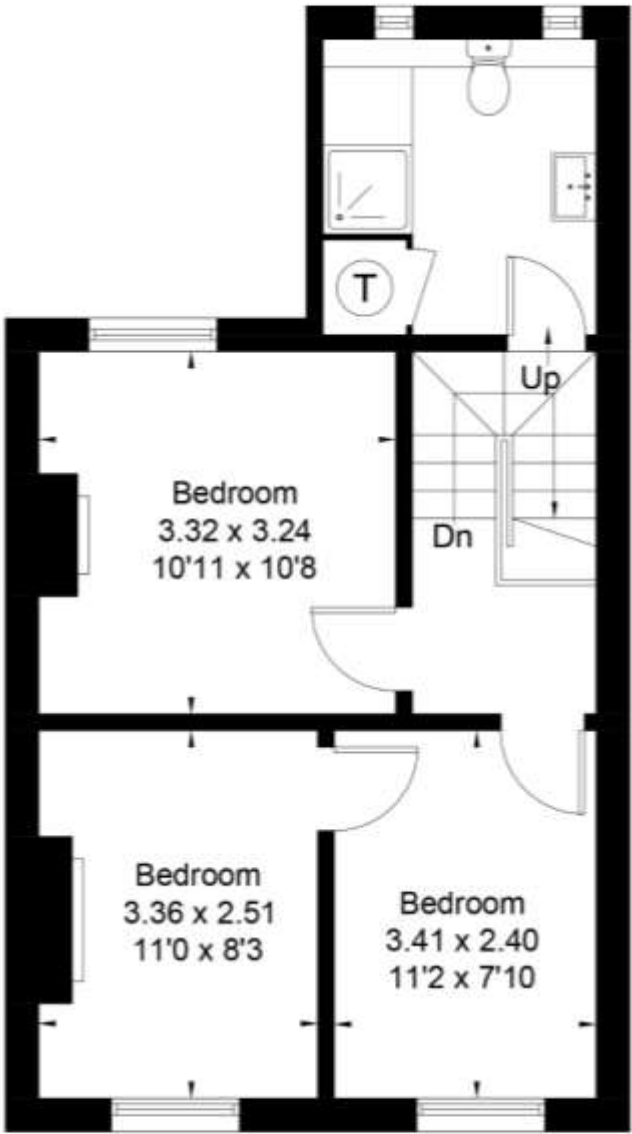
[] = Reduced head height below 1.5m



Lower Ground Floor



Ground Floor



First Floor

Surveyed and drawn in accordance with the International Property Measurement Standards (IPMS 2: Residential)
fourwalls-group.com 298250

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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 Plus) A			83
(81-91) B			
(69-80) C			57
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC 	