



JCP

ESTATE AGENTS

O X F O R D



**Florence Park Road, Oxford, OX4 3PW**

Price £895,000

Beautifully renovated and extended four bedroom semi-detached home, combining attractive period character with a contemporary interior designed particularly well for modern family life.

The property has an attractive bay-fronted façade and is set comfortably back from the road behind a substantial driveway, providing excellent off-street parking, something that is particularly valuable in this part of Oxford.

Inside, the accommodation has been thoughtfully arranged. There is a separate bay-fronted reception room, providing a quieter sitting space away from the main family accommodation.

The real heart of the house is the impressive open-plan kitchen, dining and family room. This creates a wonderfully sociable space with plenty of room for everyday family life as well as entertaining. The contemporary kitchen is complemented by generous dining and sitting areas, while large bi-fold doors provide a lovely connection between the internal living space and the garden beyond, making this a particularly attractive room during the warmer months.

A separate utility room provides valuable additional practicality, while the ground floor also benefits from a shower room.

Upstairs are four bedrooms, including a principal bedroom with its own en-suite shower room, together with a family bathroom.

Outside, the property has a generous private rear garden with both patio and lawned areas, offering excellent space for children, entertaining and outdoor dining.

A particularly unusual feature is the additional area of land to the side of the house, which offers further useful outside space and potential for the creation of a garage or outbuilding, subject to any necessary planning permission and consents.

The established surroundings give the garden a particularly pleasant and private feel.

The combination of four bedrooms, three bathrooms, excellent living space, a substantial garden, generous parking and the additional land to the side makes this a particularly complete family home for the area.

Fully renovated | Four bedrooms | Three bathrooms | Large open plan kitchen/dining area | Additional reception room | Generous driveway | Sizeable rear garden | Links to City Centre | Close proximity to Florence Park |

**TENURE & POSSESSION**

The Property is Freehold





**LOCATION**

Florence Park Road is one of East Oxford’s established residential roads and is particularly popular with families due to its strong neighbourhood feel and convenient access to Oxford city centre.

This property occupies a particularly appealing position immediately alongside Florence Park, one of the area’s major attractions, providing extensive green space, children’s play areas, tennis courts and other recreational facilities.

The property is well placed for the wide variety of independent shops, cafés, restaurants and everyday amenities found throughout East Oxford and Cowley, with supermarkets and other services also readily accessible.

Families are particularly well served for schooling, with a number of primary and secondary schools in the surrounding area, including Larkrise Primary School, St Frideswide Church of England Primary School, Greyfriars Catholic School and Oxford Spires Academy.

There are frequent bus connections towards Oxford city centre, while the location also provides convenient access to the Oxford Ring Road, Headington and the wider Oxford area.

Altogether, Florence Park offers a very appealing balance of green space, schools, local amenities and accessibility, making it an especially popular part of East Oxford for families.

**LOCAL AUTHORITY**

Council Tax Band D  
Oxford City Council  
Telephone: 01865 249811

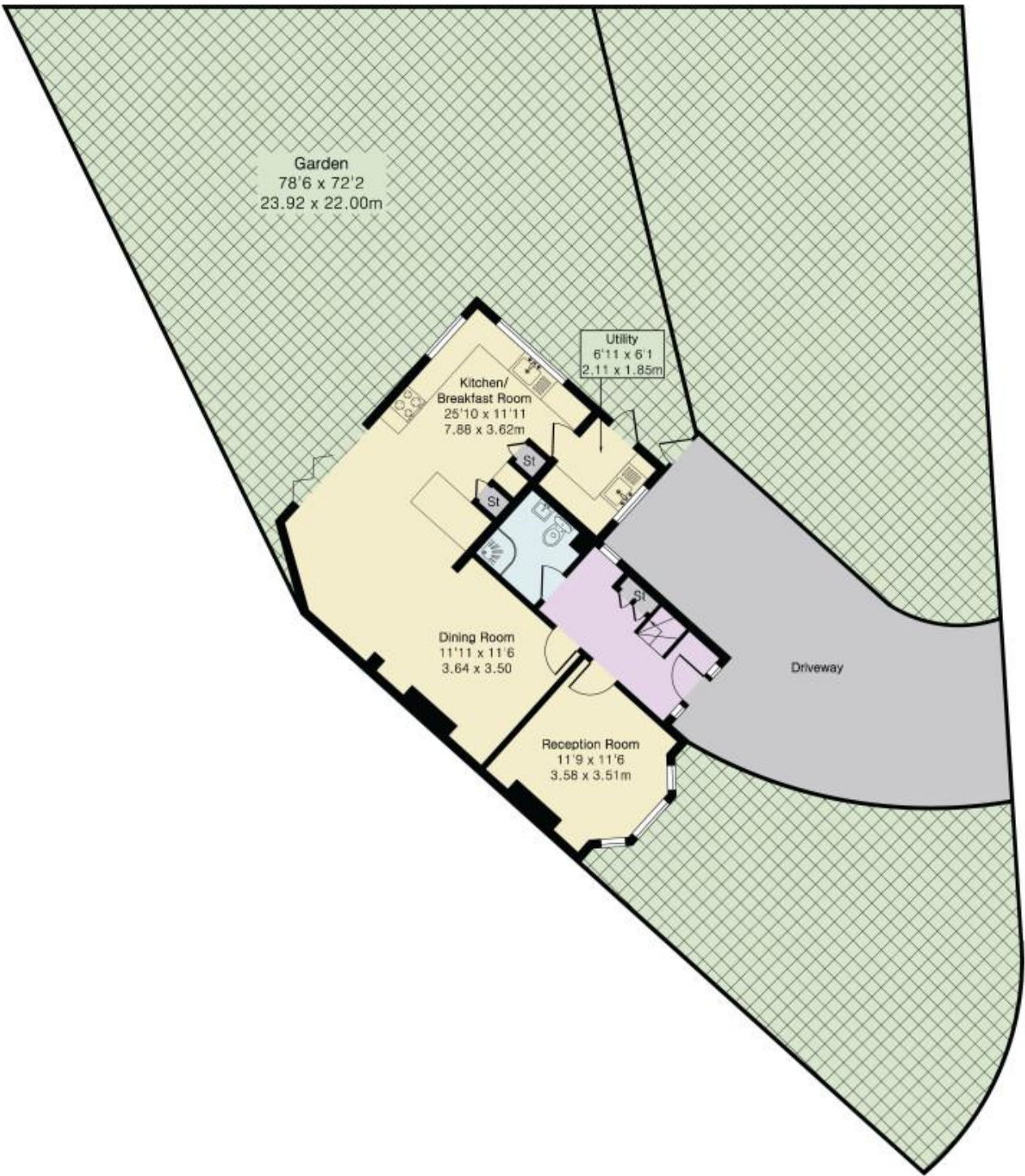




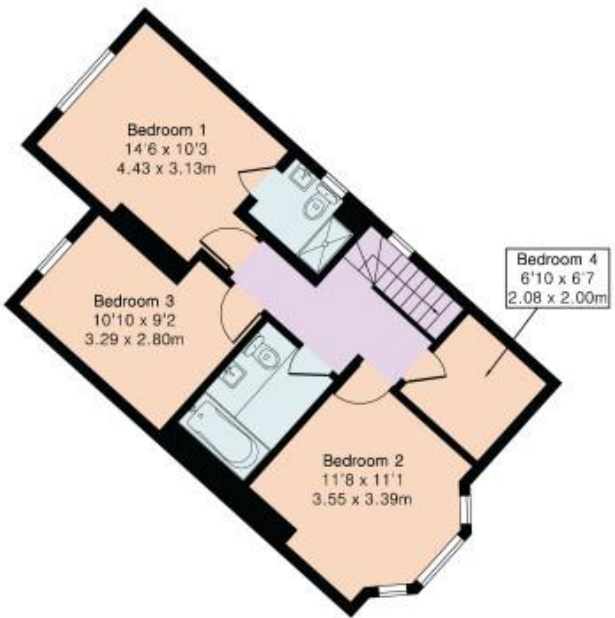
Approximate Gross Internal Area 1347 sq ft - 125 sq m

Ground Floor Area 756 sq ft – 70 sq m

First Floor Area 591 sq ft – 55 sq m



Ground Floor



First Floor

JCP

ESTATE AGENTS

O X F O R D

James C. Penny Estate Agents

Sales | Lettings | Acquisitions | Management

Central North Oxford

113 Walton Street, Oxford, OX2 6AJ

Tel: 01865 55 44 22

Email: northoxford@jcpestateagents.co.uk

East Oxford

251 Cowley Road, Oxford, OX4 1XG

Tel: 01865 72 11 22

Email: eastoxford@jcpestateagents.co.uk

IMPORTANT NOTICE

James C. Penny Estate Agents and their clients give notice to anyone reading these particulars that: 1) These particulars do not constitute part of any offer or contract. 2) All text, photographs, dimensions, plans and references to the condition and necessary permissions for use and occupation, and any other details regarding the property are guidelines only and are not necessarily comprehensive, and as such are given without responsibility and any intending purchasers should not rely on them as statement or fact. 3) Any reference to alterations to, or use of, any part of the property does not mean that all necessary planning, building regulations or other consents have been obtained by James C. Penny Estate Agents or their clients. 4) James C. Penny Estate Agents have not tested any services, equipment or facilities at the property. Any intending purchasers must satisfy these service by inspection or otherwise. 5) No person in the employment of James C. Penny Estate Agents has any authority to make or give any representation or warranty whatsoever in relation to the property.

| Energy Efficiency Rating                    |         |                         |
|---------------------------------------------|---------|-------------------------|
|                                             | Current | Potential               |
| Very energy efficient - lower running costs |         |                         |
| (92 Plus) A                                 |         |                         |
| (81-91) B                                   |         | 86                      |
| (69-80) C                                   | 75      |                         |
| (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 |