

82 LINKSIDE AVENUE  
NORTH OXFORD

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# 82 Linkside Avenue

Oxford, OX2 8JB

82 Linkside Avenue is a stylish four-bedroom, detached property set over two floors, located on one of North Oxford's most popular roads. The current owners have updated the property and this home comes to the market in excellent condition throughout.

The ground floor opens with a spacious central hallway leading to an office, utility room, and cloakroom. To the rear is a modern, open-plan kitchen/dining area that opens through bi-folding doors to the patio and garden. The spacious family room benefits from a fireplace, as well as connecting to a snug, currently used as a music room.

There are four-bedrooms on the first floor, accompanied by a family bathroom. The master bedroom includes an en-suite shower room, along with a dressing area to the side of the bedroom.

The rear garden has been landscaped by the current owners and offers a decked seating area, perfect for entertaining.

This is a great opportunity to purchase a property either as an investment or a family home in one of North Oxford's most family-friendly roads.

**Offers Over: £1,150,000**



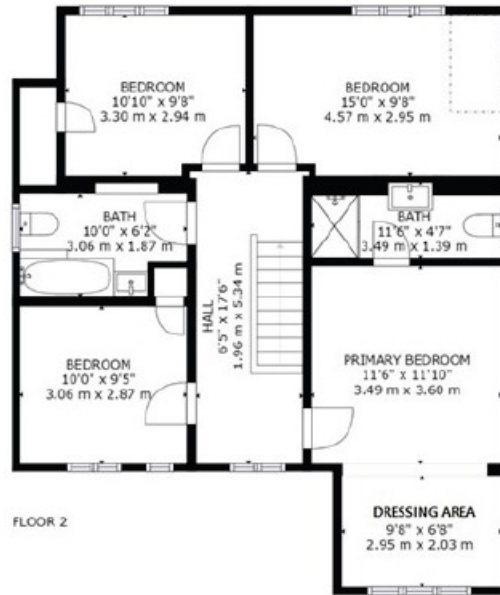
Landscaped





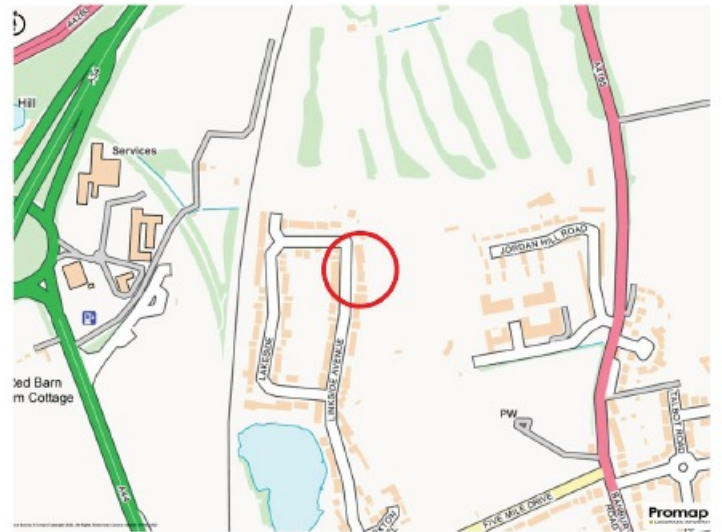






FLOOR 1

GROSS INTERNAL AREA  
 FLOOR 1: 1060 sq. ft. 98 m<sup>2</sup>, FLOOR 2: 820 sq. ft. 76 m<sup>2</sup>  
 EXCLUDED AREAS: , REDUCED HEADROOM BELOW 1.5M: 18 sq. ft. 2 m<sup>2</sup>  
 TOTAL: 1880 sq. ft. 175 m<sup>2</sup>  
 SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.



Promap

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**Council Tax:**  
Band G

**Parking**  
Off-street

**Local Authority**  
Oxford City Council

82, Linkside Avenue  
OXFORD  
OX2 8JB

Energy rating

**C**

Valid until  
**16 May 2026**

Certificate number  
**0974-2856-6450-9396-2251**

IMPORTANT NOTICE: These particulars are for information purposes only and do not in whole or in part constitute or form part of any offer or contract, nor should any statement obtained herein be relied upon as a statement or representation of fact. Breckon & Breckon do not test whether the services connected to the property, heating systems and domestic appliances are in working order. We therefore recommend that the purchaser obtains verification from their surveyor or solicitor. Whilst every attempt has been made to ensure the accuracy of the floor plans contained here, measurements of doors, windows and rooms are approximate and no responsibility is taken for any error, omission or mis-statement. These plans are for representation purposes only as defined by the RICS code of measuring practice and should be used as such by any possible purchaser.



# “Agent's comment”

*The property is in a perfect location for those wanting outdoor green space, with Cutteslowe Park and Five Mile Drive playing fields nearby. North Oxford golf club and Oxford cricket club are within walking distance.*

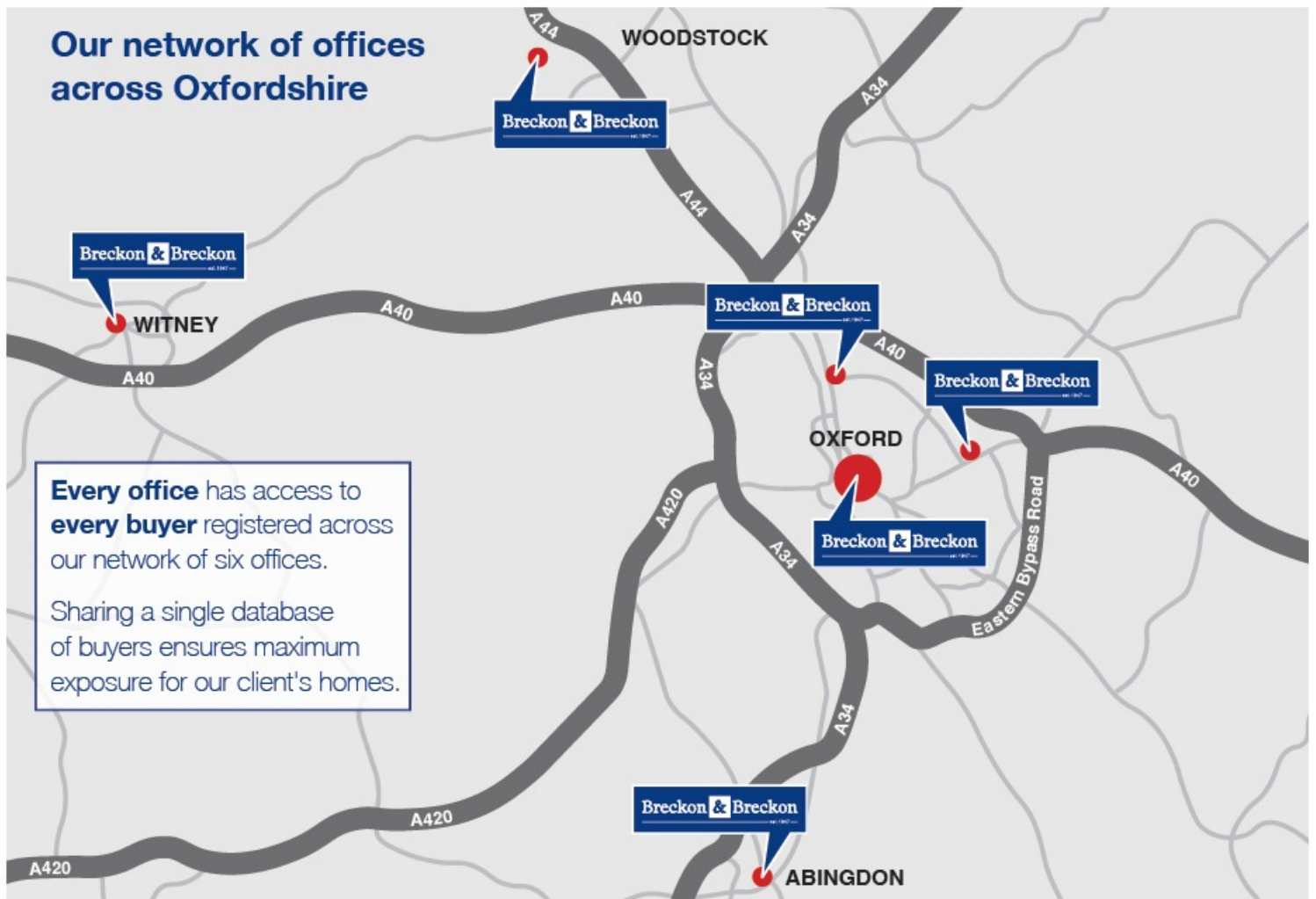
*Buses run regularly down the Banbury Road and Woodstock Road for convenient access to Summertown and Oxford city centre.*

*For travel further afield, the Oxford Parkway train station is around one mile away and offers direct trains to London in under one hour.*





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Summertown, Oxford OX2 7ED

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✉ [summertown@breckon.co.uk](mailto:summertown@breckon.co.uk)



**Luke Mazonowicz**   **Lucy Kirby**   **Chris Dixey**   **Patrick Tustian**

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Tel: 01865 201111 (letting)

### Summertown

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