

56 MIDDLE WAY  
SUMMERTOWN

# 56 Middle Way

Oxford, OX2 7LG

56 Middle Way is a well-presented four-bedroom terraced home situated a minute's walk away from the Summertown shopping parade. The property has been carefully maintained since construction in 2002 and comes to the market with no onward chain.

The ground floor offers a spacious entrance hallway with WC, open plan kitchen diner with fitted appliances and plenty of storage. There is a lovely sunroom to the rear, with a western aspect and French doors that provide garden access. The property offers four very good-sized double bedrooms, the first floor has the main with in-built storage and en-suite bathroom. The other bedroom on this floor has the option to be used as a second reception room. The second floor has the two further bedrooms, one with an en-suite shower room, and a family bathroom.

At the back is a low-maintenance garden, with gated access to the rear via Hyde Place. The front offers a driveway with single parking space, and garage with power.

Being a part of the Hyde Place development, the house benefits from access to attractive communal garden space. Maintenance of the communal areas is covered by an annual service charge and garden rent of £486 p.a.

**Offers in Excess of £999,950**

 3/4

 1/2

 3



West Facing



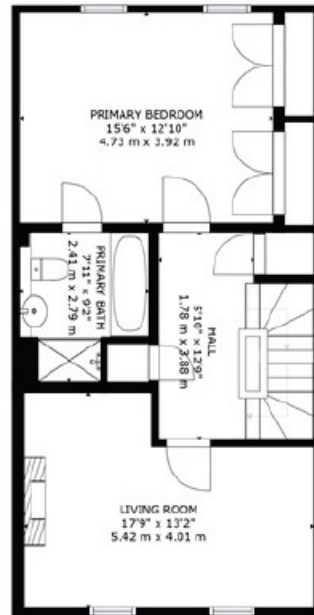




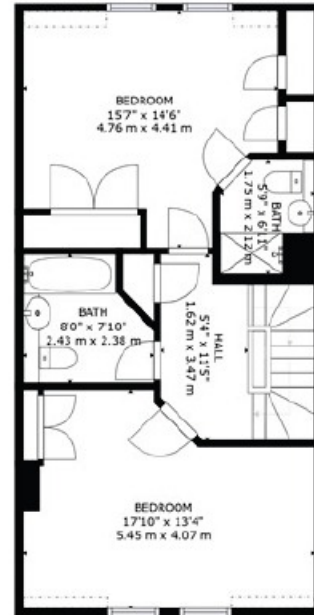




FLOOR 1

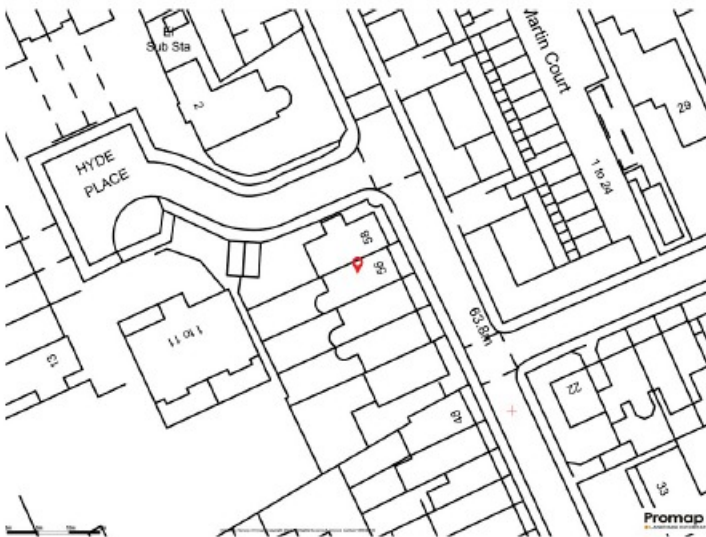


FLOOR 2



FLOOR 3

GROSS INTERNAL AREA  
 FLOOR 1: 527 sq. ft., 49 m<sup>2</sup>, FLOOR 2: 031 sq. ft., 29 m<sup>2</sup>  
 FLOOR 3: 637 sq. ft., 59 m<sup>2</sup>, EXCLUDED AREAS:  
 GARAGE: 151 sq. ft., 14 m<sup>2</sup>, REDUCED HEADROOM BELOW 1.5M: 14 sq. ft., 1 m<sup>2</sup>  
**TOTAL: 1816 sq. ft., 169 m<sup>2</sup>**  
 SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.



**Council Tax:**  
Band F

**Parking**  
Residents Parking,  
Driveway, Garage

**Local Authority**  
Oxford City Council

56 Middle Way  
OXFORD  
OX2 7LG

Energy rating

C

Valid until  
**8 March 2033**

Certificate number  
**6537-2727-3200-0023-4206**

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# “Location comment”

*Middle Way is ideally located for the Summertown shopping parade which offers a range of popular bars, shops and restaurants. There are excellent transport links to the city centre, alongside the A34, A40 and M40 for travel further afield. The Oxford Parkway train station is around a mile away and offers direct trains to London Marylebone in under an hour.*

*For schooling, the property is within the Cherwell School catchment area and is close to some of the highly regarded North Oxford private schools, including St. Edward's, The Dragon and Oxford High School.*







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