

33 WENTWORTH ROAD  
NORTH OXFORD

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# 33 Wentworth Road

Oxford, OX2 7TH

33 Wentworth Road is an ideal family home located on a popular North Oxford road. It has been well extended and offers six bedrooms alongside a one bedroom annex that is perfect for a lodger or extended family.

The ground floor benefits from a bright open-plan kitchen / dining area with integrated appliances, breakfast bar, and wooden flooring. There is an adjoining utility area. At the front of the property is a reception room with a south facing bay window and a fireplace. On the first floor there is a master bedroom with a southern aspect, walk in wardrobe and an en-suite bathroom. There are three other bedrooms, including two doubles with built-in-storage, alongside a family bathroom with separate bath and shower units. The loft has been converted and offers two bedrooms with fitted storage, and a shower room.

There is a separate annex, ideal for guests or lodgers, which can be accessed from the front porch. It offers a double bedroom alongside an open-plan kitchen diner and shower room. There is a leafy garden to the rear of the property, and driveway parking to the front.

A brilliant home that is ideal for extended family and additional revenue generation.

**Offers in Excess of : £1,140,000**

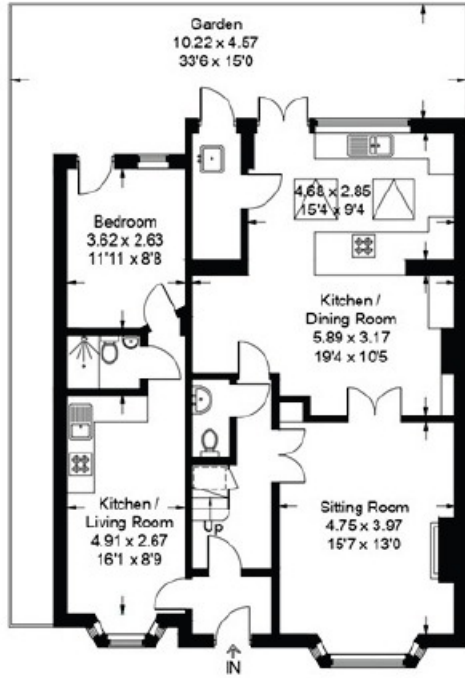


Easy  
Maintenance

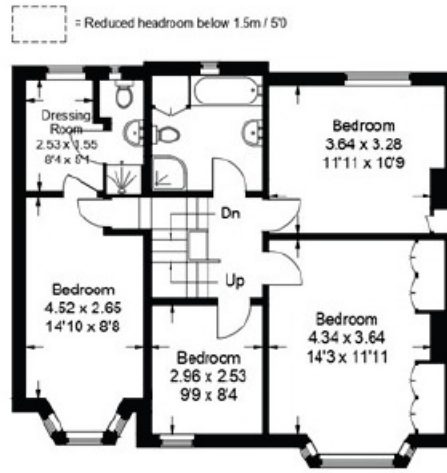




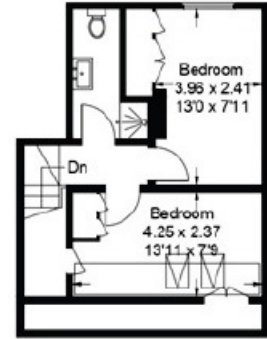
Approximate Gross Internal Area  
 Ground Floor = 96.4 sq m / 1,038 sq ft  
 First Floor = 74.1 sq m / 798 sq ft  
 Second Floor = 31.1 sq m / 335 sq ft  
 Total = 201.6 sq m / 2,171 sq ft



Ground Floor



First Floor



Second Floor

This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them.  
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**Council Tax:**  
 Band E / A (Annex)

**Parking**  
 Driveway Parking for  
 Multiple Vehicles

**Local Authority**  
 Oxford City Council

33 Wentworth Road  
 OXFORD  
 OX2 7TH

Energy rating

**C**

Valid until  
**2 July 2033**

Certificate number  
**2185-3028-9206-4377-1200**

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# “Location comment”

*Wentworth Road sits within the ring road and is within walking distance to the Summertown shops, cafes and bars.*

*It is within easy reach of the A40, A34 and M40 and the Oxford Parkway train station is around one mile away. Buses run regularly along the Banbury Road into the city centre.*

*For schooling, Cutteslowe Primary School is around the corner, and the property is in the catchment for the Cherwell School. There are also excellent options for private schooling nearby.*





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