

15 HARBORD ROAD  
NORTH OXFORD

[BRECKON.CO.UK](http://BRECKON.CO.UK)

# 15 Harbord Road

Oxford, OX2 8LH

15 Harbord Road comes to the market in immaculate condition throughout having been the subject of an extensive renovation project in recent years. Works completed include a double storey extension creating a fantastic dual aspect family room and a sensational principal bedroom suite with vaulted ceiling.

The ground floor layout comprises a useful entrance porch, welcoming inner hall, sitting room with south facing bay window and wood-burning stove and an open plan kitchen / dining / family room. This room is a superb entertaining space with bi-folding doors opening on to the landscaped rear garden. Off the modern kitchen is a useful larder cupboard, boiler room and side access. There is a separate study, cloakroom and utility room with access on to the rear garden.

The first floor comprises four double bedrooms, two with en-suites and impressive fitted wardrobes, and a newly installed family bathroom with bath and separate shower.

The entire house has been completed to an extremely high specification and is presented in the highest order throughout.

**Offers Over: £1,250,000**

 4

 4

 3



Landscaped

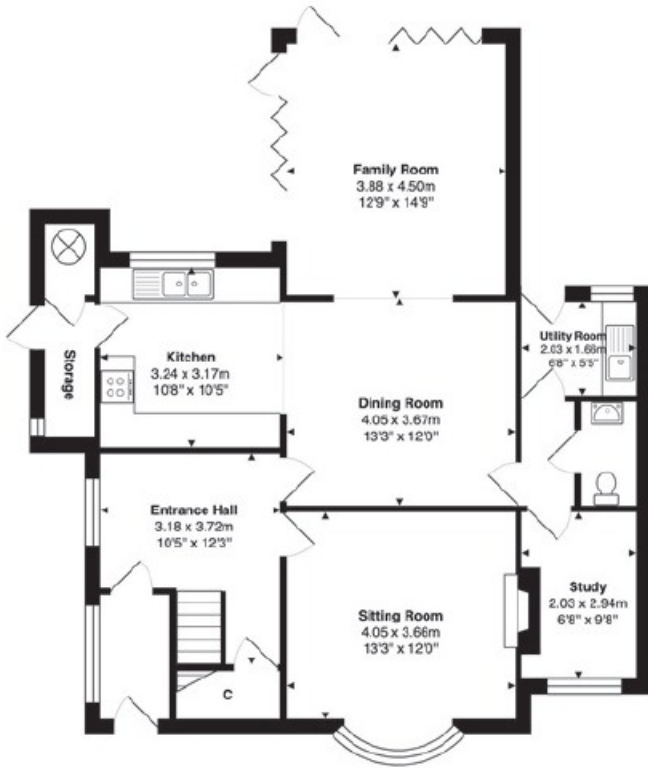




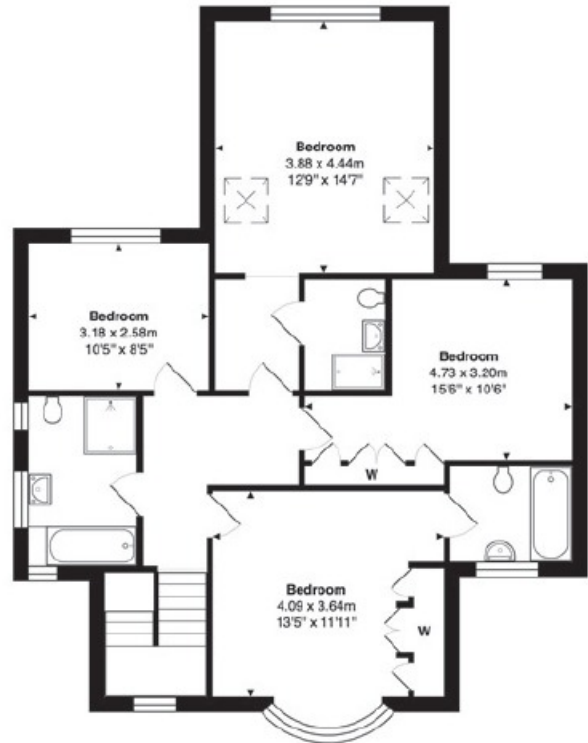


### Approximate Gross Internal Area

Total 178.4 m<sup>2</sup> / 1920 ft<sup>2</sup>

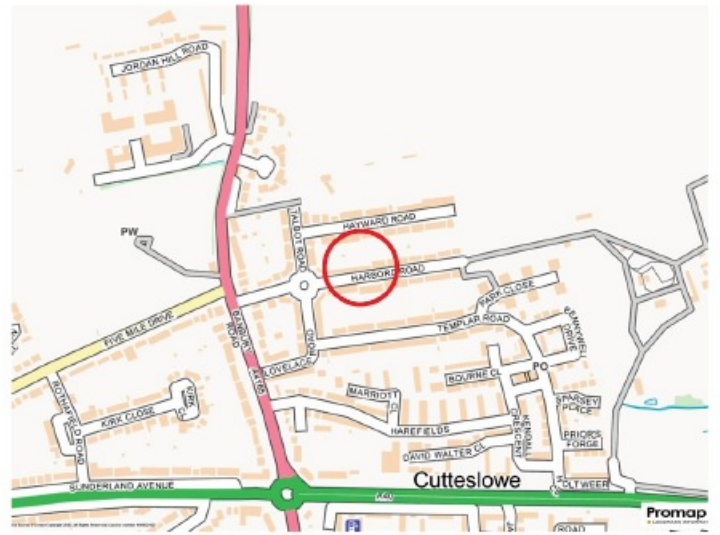
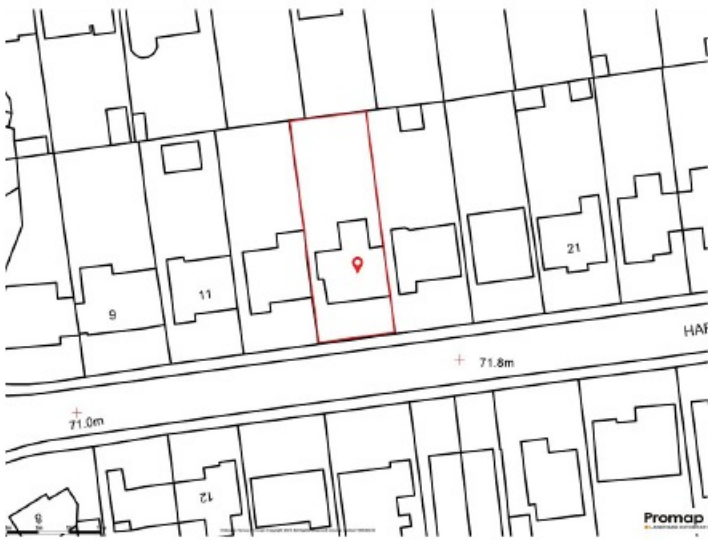


Ground Floor



First Floor

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, and other features are approximate. No responsibility is taken for any error, omission or mis-statement.



**Council Tax:**  
Band F - £3,369

**Parking**  
Off-street and permit parking

**Local Authority**  
Oxford City Council

15 Harbord Road  
OXFORD  
OX2 8LH

Energy rating

C

Valid until  
**3 September 2033**

Certificate number  
**3537-3921-6200-0049-9202**

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.

# “Location comment”

*Harbord Road is ideally placed for those looking to enjoy all that North Oxford has to offer with Cutteslowe Park quite literally at the end of your road! The park is great for families with lots of open space, tennis courts, duck pond, playground and mini golf.*

*Summertown is around one mile away and offers an M&S food hall, bars and cafes.*

*Travel further afield is straightforward with the A40, A34 and M40 all within easy reach. The Oxford Parkway train station is less than half a mile away and offers direct trains to London Marylebone in under an hour.*





## Our network of offices across Oxfordshire

Every office has access to every buyer registered across our network of seven offices.

Sharing a single database of buyers ensures maximum exposure for our clients.

## Summertown Sales

Twining House  
294 Banbury Road  
Summertown, Oxford  
OX2 7ED

t: 01865 310300  
e: summertown@breckon.co.uk



FROM LEFT:  
Joe O'Callaghan, Patrick Tustian,  
Dom Simmons

**BRECKON REWARDS**  
Scan to find out more!



**Oxford City Centre**  
t: 01865 244735 (sales)  
t: 01865 201111 (letting)  
e: post@breckon.co.uk

**Headington**  
t: 01865 750200 (sales)  
t: 01865 763999 (letting)  
e: headington@breckon.co.uk

**Abingdon-on-Thames**  
t: 01235 550550 (sales)  
t: 01235 554040 (letting)  
e: abingdon@breckon.co.uk

**Witney**  
t: 01993 776775 (sales)  
t: 01993 899972 (letting)  
e: witney@breckon.co.uk

**Woodstock**  
t: 01993 811881 (sales)  
t: 01993 810100 (letting)  
e: woodstock@breckon.co.uk

**Bicester**  
t: 01869 242423 (sales & letting)  
e: bicester@breckon.co.uk

**New Homes**  
t: 01865 261222  
e: newhomes@breckon.co.uk

**Land Team**  
t: 01865 558999  
e: land@breckon.co.uk

**Letting and Property Management**  
t: 01865 201111  
e: lettings@breckon.co.uk

**Creative Department**  
t: 01865 310300  
e: creative@breckon.co.uk

**Breckon & Breckon**

est. 1947