

39 HAMILTON ROAD
SUMMERTOWN

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39 Hamilton Road

Oxford, OX2 7PY

39 Hamilton Road is a lovely house located on this popular Summertown side road. The property offers multiple possibilities for extending (STPP) and provides the opportunity to create an ideal family home. It comes to the market with no onward chain.

The ground floor of the property presents an ideal space for family living. The open plan kitchen / dining room has a rustic charm with a tiled floor, vaulted ceilings and exposed beams. There is an adjoining reception area, and patio doors which lead out to the extensive garden.

At the front of the property there is a second reception room complete with a fireplace and bay window, in addition to a downstairs shower room and a separate utility.

On the first floor there are three double bedrooms alongside a family bathroom. The loft, currently ideal for additional storage, offers potential for conversion (STPP).

There is a c. 100ft mature garden to the rear of the property, with driveway parking available to the front.



3



2



2

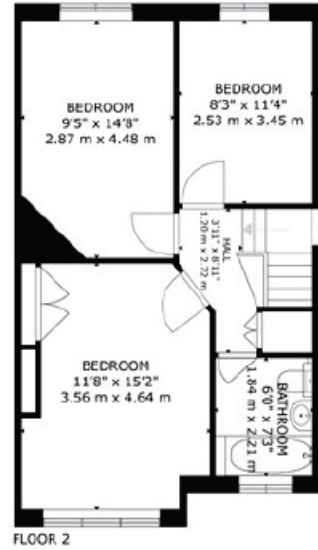
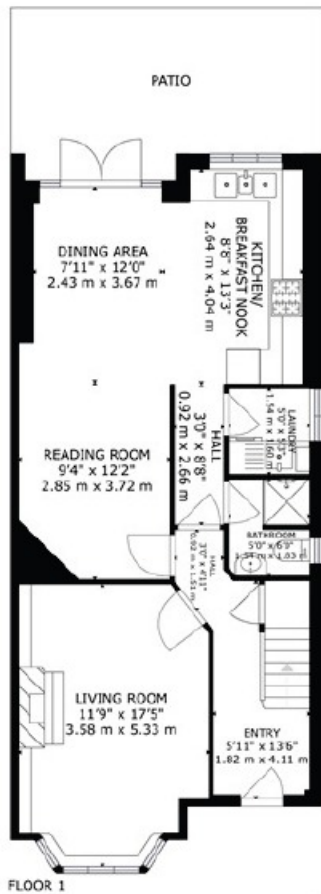


c. 100 Feet in Length

Offers Over: £900,000







GROSS INTERNAL AREA
 FLOOR 1: 699 sq.ft, 65 m², FLOOR 2: 527 sq.ft, 49 m²
 TOTAL: 1226 sq.ft, 114 m²
 SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.



Council Tax: Band F

Parking: Driveway Parking

Local Authority: Oxford City Council

39 Hamilton Road
 OXFORD
 OX2 7PY

Energy rating
D

Valid until
3 September 2033

Certificate number
9637-3921-7200-0039-9202

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”

Situated in one of the seven roads of Summertown, Hamilton Road is conveniently placed within easy reach of nearby shops, cafes, and bars.

There are excellent public transport links to the City Centre. For travel further afield, the A34, A40, and M40 are within easy reach. The Oxford Parkway station is around a mile away and offers direct trains to London Marylebone. 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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