

39 HARPES ROAD  
NORTH OXFORD

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

# 39 Harpes Road

Oxford, OX2 7QJ

39 Harpes Road is an attractive Edwardian property well located in a popular North Oxford side road. The house comes to the market in excellent condition having been well maintained and looked after by the current owner.

The ground floor consists of an entrance hallway leading through to a bright and spacious living and dining area. The living space benefits from a south facing bay window and feature fireplace. There is a ground floor WC. The modern kitchen is at the rear of the property, with high-end integrated appliances and an island unit with breakfast bar, there are bi-folding doors that open out onto the garden.

There are three bedrooms on the first floor, two spacious doubles and one that is currently used as an office room. The family bathroom on this floor offers a bath with shower. The second floor is another good-sized double room, with fitted drawers, cupboard and wardrobe with sliding doors. There is an en-suite shower room as well as a Juliet balcony with rear views.

The garden is low maintenance with a paved patio, grass and decking at the bottom of the garden – currently with a seating area which is perfect for catching the sun. There is also a shed.

 4

 2

 2



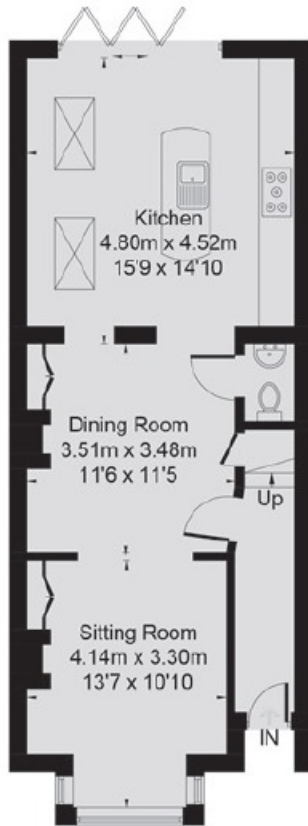
Landscaped



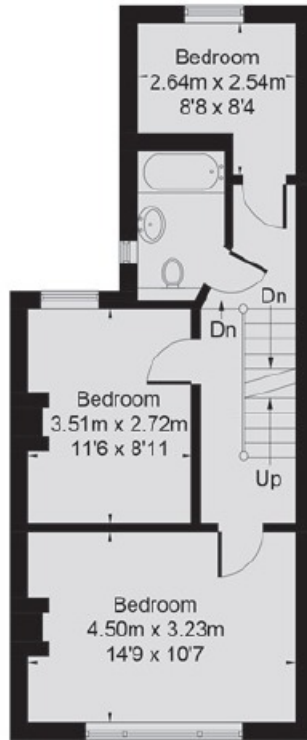




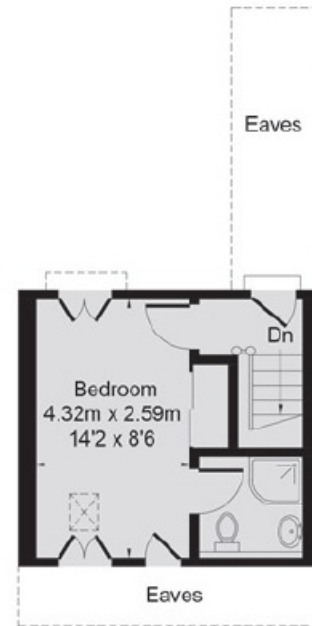
Approximate Gross Internal Area = 117.6 sq m / 1266 sq ft



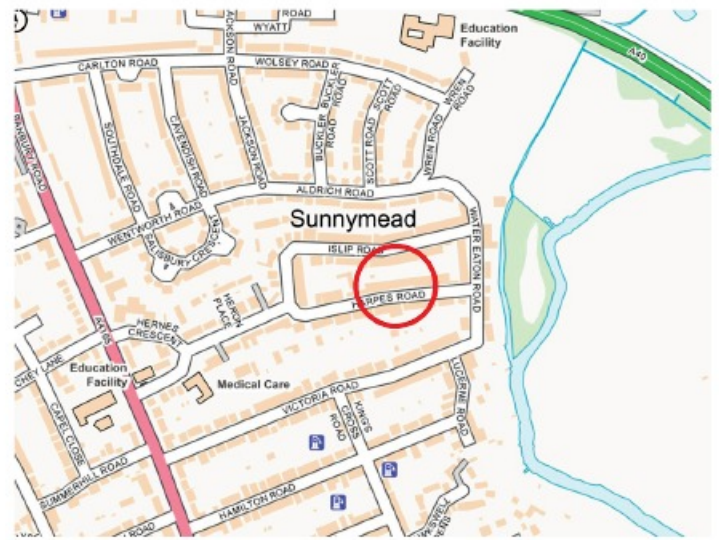
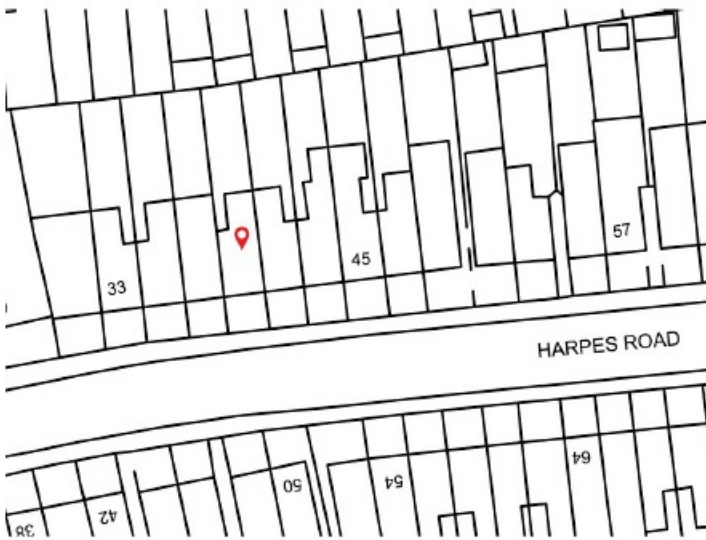
Ground Floor



First Floor



Second Floor



**Council Tax:**  
Band E

**Parking**  
Permit Parking

**Local Authority**  
Oxford City council

**EPC**  
**PENDING**

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.



# “North Oxford - a guide”

*Harpes Road is situated just north of the Summertown shops, and is ideally placed for access to shops, bars and cafes.*

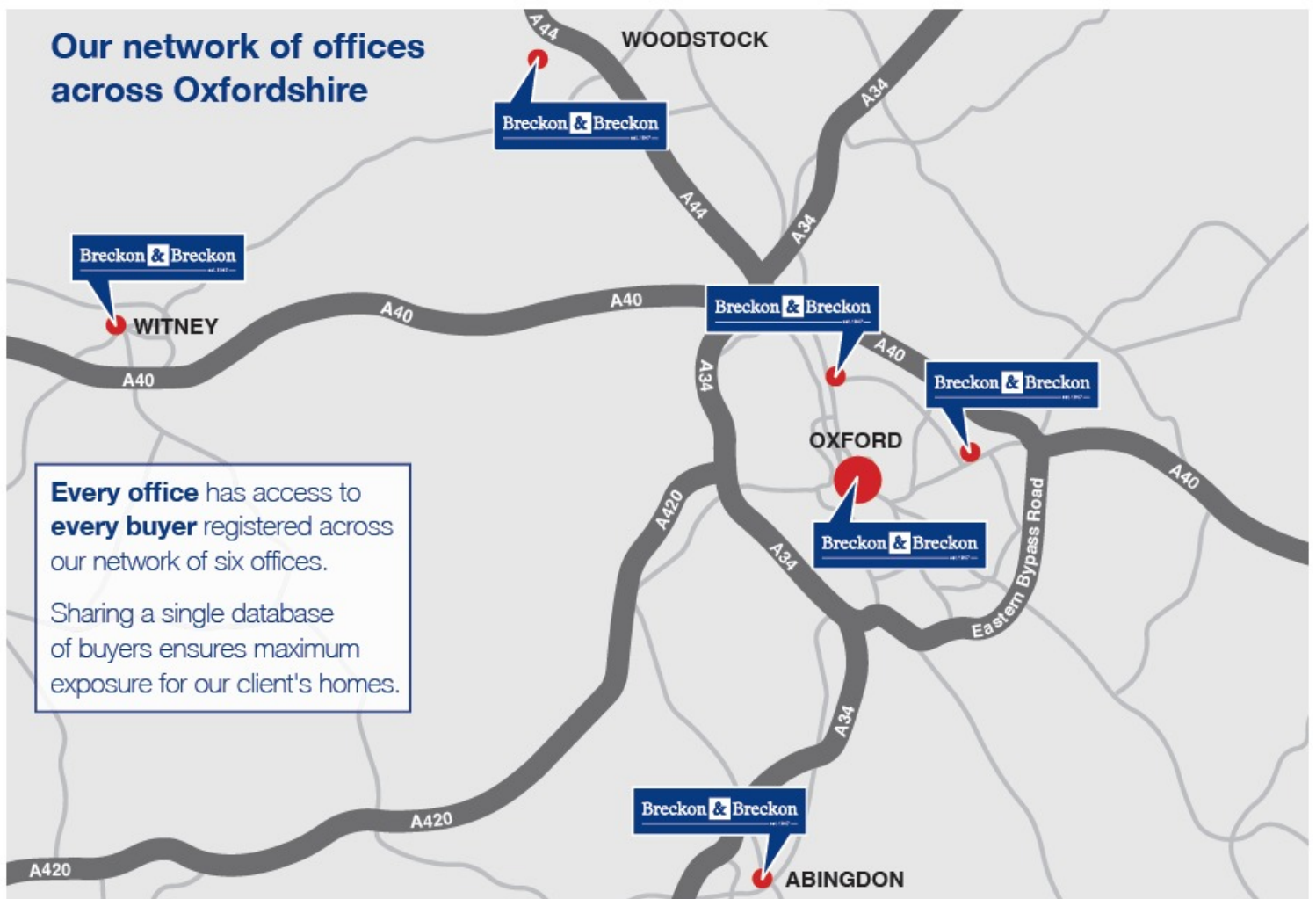
*The A40 ring road is within half a mile, with easy access to the A34 and the M40. There is a regular bus service along the Banbury Road, into the city centre.*

*For rail travel, Oxford Parkway train station is around a mile and a half away and offers direct trains to London Marylebone.*





## Our network of offices across Oxfordshire



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

Sharing a single database of buyers ensures maximum exposure for our client's homes.



## Summertown Sales

294 Banbury Road  
Summertown, Oxford OX2 7ED

Tel: 01865 310 300

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



Luke Mazonowicz   Lucy Kirby   Chris Dixey   Patrick Tustian

### Oxford city centre

Tel: 01865 244735 (sales)  
Tel: 01865 201111 (letting)

### Abingdon on Thames

Tel: 01235 550550 (sales)  
Tel: 01235 554040 (letting)

### Summertown

Tel: 01865 310300 (sales)

### Woodstock

Tel: 01993 811881 (sales)  
Tel: 01993 810100 (letting)

### Headington

Tel: 01865 750200 (sales)  
Tel: 01865 763999 (letting)

### New Homes

Tel: 01865 261222

### Witney

Tel: 01993 776775 (sales)

### Land Team

Tel: 01865 558999

**Breckon & Breckon**

est. 1947

