



# Attractive views

**36 Linkside Avenue, Oxford, OX2 8JB**

Freehold



3 reception rooms • Kitchen/breakfast room • Utility room • 5 bedrooms • Bathroom, 2 shower rooms & cloakroom • Parking • Gardens • EPC rating = D

### Situation

The property is conveniently located in residential North Oxford, just off Five Mile Drive. Nearby Summertown provides a good range of everyday shops, restaurants and leisure centre with swimming pool. It is a sought after area, well located for all the popular North and Central Oxford schools. It is also well placed for easy access to the ring road, leading to the M40 and A34, and it is also convenient for Oxford Parkway, with a regular train service to London Marylebone.

### Directions

From Savills Summertown office, proceed north on Banbury Road. Cross over the Banbury Road roundabout and turn first left into Five Mile Drive. Take the next turning right into Linkside Avenue, and the property will be found on the right.

### Description

This is an attractive house which has been extended and provides well proportioned accommodation arranged over two floors. With two principal inter-connecting reception rooms and a light kitchen/breakfast room with windows and French doors opening to the rear garden, it offers particularly good family living and entertaining space. In addition, the second sitting

room, bedroom, utility and shower room could provide useful guest accommodation.

On the first floor are four bedrooms, a bathroom, shower room and cloakroom.

Outside, to the front, a gravelled driveway provides parking for several cars, and there are flower and shrub borders, with gated side access to the rear and views towards the lake. The mature rear garden is a particularly attractive feature of the property. A small paved patio leads to the garden, which backs onto a playing field and is laid neatly to a shaped lawn with neatly tended borders stocked with roses, trees, flowers and shrubs. There are also two timber outbuildings.

Photographs taken and details prepared June 2019

### Services

Mains services connected.  
Gas heating.

### Local Authority

Oxford City Council

### Energy Performance

A copy of the full Energy Performance Certificate is available upon request.

### Viewing

Strictly by appointment with Savills.





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**Approximate Area** 234.3 sq m / 2522 sq ft (Including Porch)

**Including Limited Use Area** 0.9 sq m / 10 sq ft



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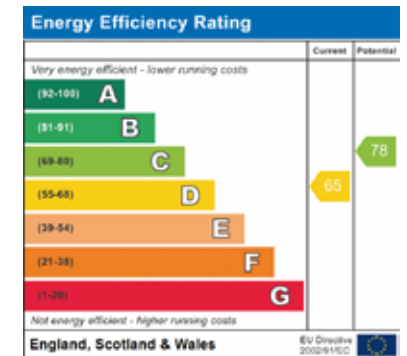
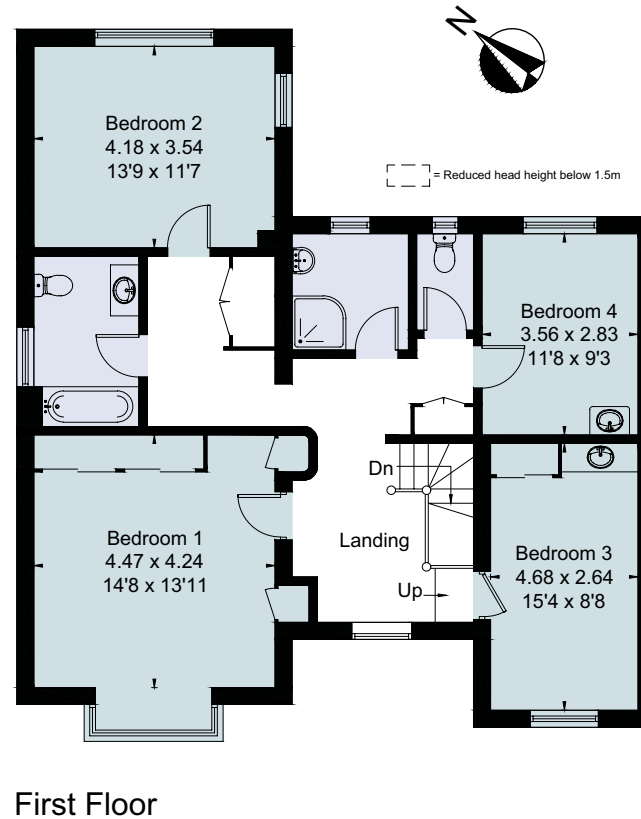
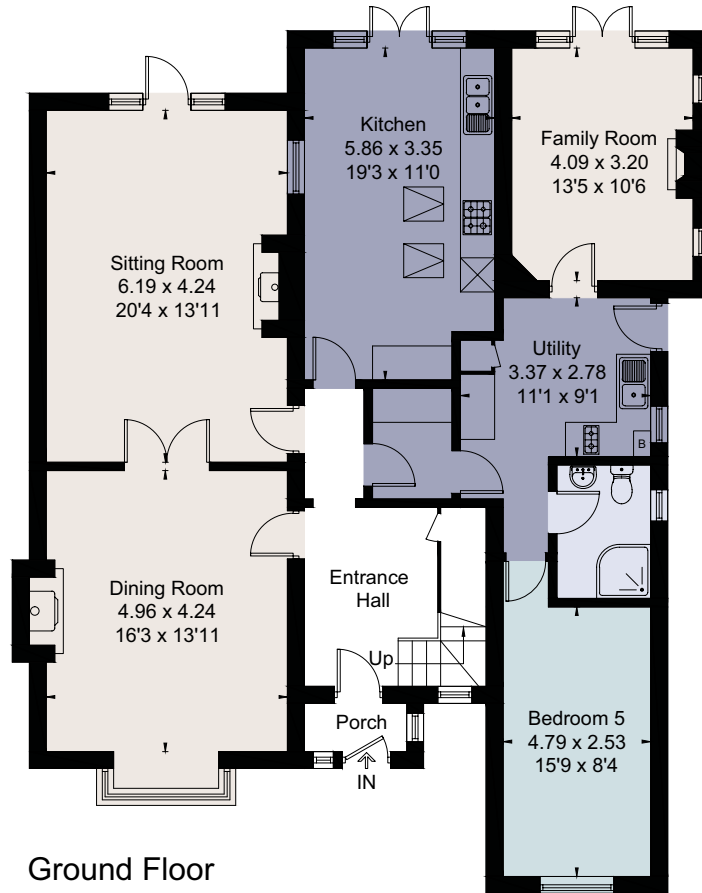
savills.co.uk

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