



## Attractive modern townhouse in sought after setting

**86 Frenchay Road, Oxford, OX2 6TF**

Freehold

savills



Entrance hall • 2 reception rooms • cloakroom • kitchen/conservatory • 4 bedrooms • bathroom & en suite shower room • parking for 2 cars • garden

#### Local information

Lying in the favoured Waterways development, to the west of Woodstock Road, with good access to Oxford city centre and the amenities of North Oxford and Summertown. It is within a 1.5 mile radius of Oxford mainline train station and, to the north is Oxford Parkway. It is well located for the popular Oxford schools, and Summertown has an enticing array of shops and restaurants, including a bakery, cafés and a Michelin starred restaurant.

#### Directions

From Oxford city centre proceed north along Woodstock Road. After around 1.25 miles, turn left into Frenchay Road, continue over the bridge, and the property will be found on the right hand side.

#### About this property

This is an attractive modern end townhouse of 2,174 square feet, with well proportioned accommodation arranged over three floors. On the ground floor, the sitting room has windows overlooking the front, whilst the welcoming kitchen/breakfast room opens to the conservatory overlooking the rear garden and is great for family gatherings.

On the first floor the impressive drawing room has windows overlooking the rear garden with views to the canal beyond. The master bedroom, with en suite shower room, overlooks the front, and there are three further good bedrooms on the second floor, together with the family bathroom.

To the front there is off street parking for two cars, with flower and shrub borders surrounding. Gated side access leads to the rear garden, which is paved and interspersed with trees, flowers and shrubs. There is also gated access onto the towpath, with attractive walks along the canal and into the city centre.

Mains services connected. Gas heating.

#### Tenure

Freehold

#### Local Authority

Oxford City Council

#### Viewing

Strictly by appointment with Savills



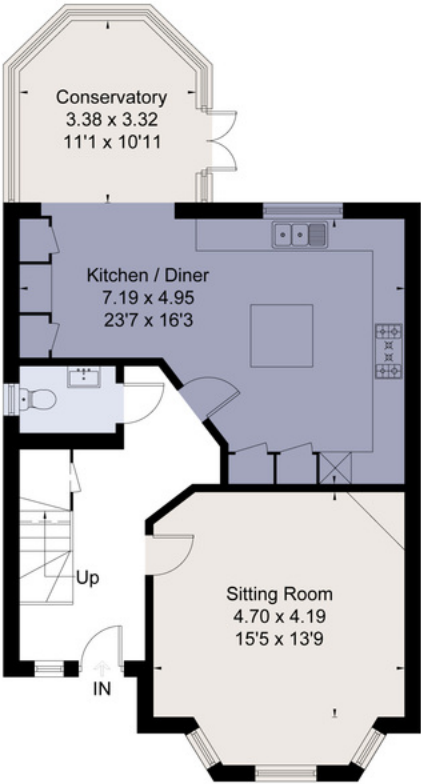




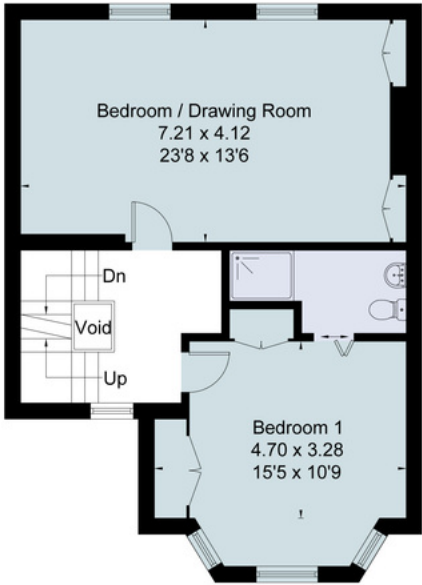
Approximate Area = 202.0 sq m / 2174 sq ft (Excluding Void)  
Including Limited Use Area (5.6 sq m / 60 sq ft)  
For identification only. Not to scale.  
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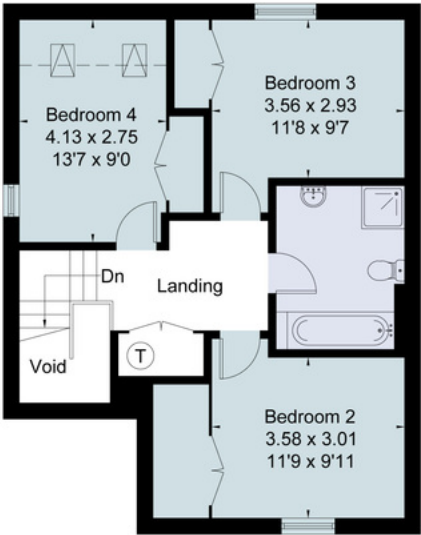
 Reduced head height below 1.5m



Ground Floor

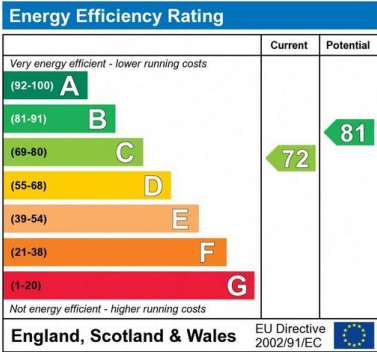


First Floor



Second Floor

Surveyed and drawn in accordance with the International Property Measurement Standards (IPMS 2: Residential)  
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