



**Hamilton Road**  
Summertown, North Oxford

**Carter Jonas**



## 93 HAMILTON ROAD OXFORD OX2 7QA

4 bedrooms  
2 reception rooms  
garden office/games room  
off street parking

### DESCRIPTION

A spacious detached family home offering flexible accommodation on three floors. The entrance hall opens onto a welcoming sitting room with box bay windows, picture rails and wood burning stove, then to the spacious kitchen/breakfast/family room at the rear of the property. The kitchen has granite worktops and ample storage, with cleverly designed sliding doors giving access to the conservatory. There is also a cloakroom and a useful sunroom/workshop on the ground floor. Upstairs, the main bedroom has box bay windows overlooking the front of the property and there are two further double bedrooms and a family bathroom. The top floor offers a fourth bedroom with access to a generous storage area in the eaves and a shower room.

### OUTSIDE

A terrace gives space for outdoor dining with steps leading down to a path to the garden office/games room. The rear garden is mainly laid to lawn and interspersed with shrubs and mature trees. To the front, there is off road parking for two cars and side access to the rear garden.

### LOCATION

Summertown is a popular suburb in North Oxford with an enticing array of shops, cafes, bars and restaurants, and also a leisure centre with swimming pool and tennis courts. It is also conveniently located for many of Oxford's excellent choice of schools. Public transport and cycle lanes are nearby and it is well placed for road travel, with easy access to Oxford ring road, leading to the M40 and A34.

## A DETACHED FOUR BEDROOM FAMILY HOUSE WITH GARDEN OFFICE AND OFF STREET PARKING ON A DESIRABLE SIDE ROAD IN SUMMERTOWN, NORTH OXFORD.





## ADDITIONAL INFORMATION

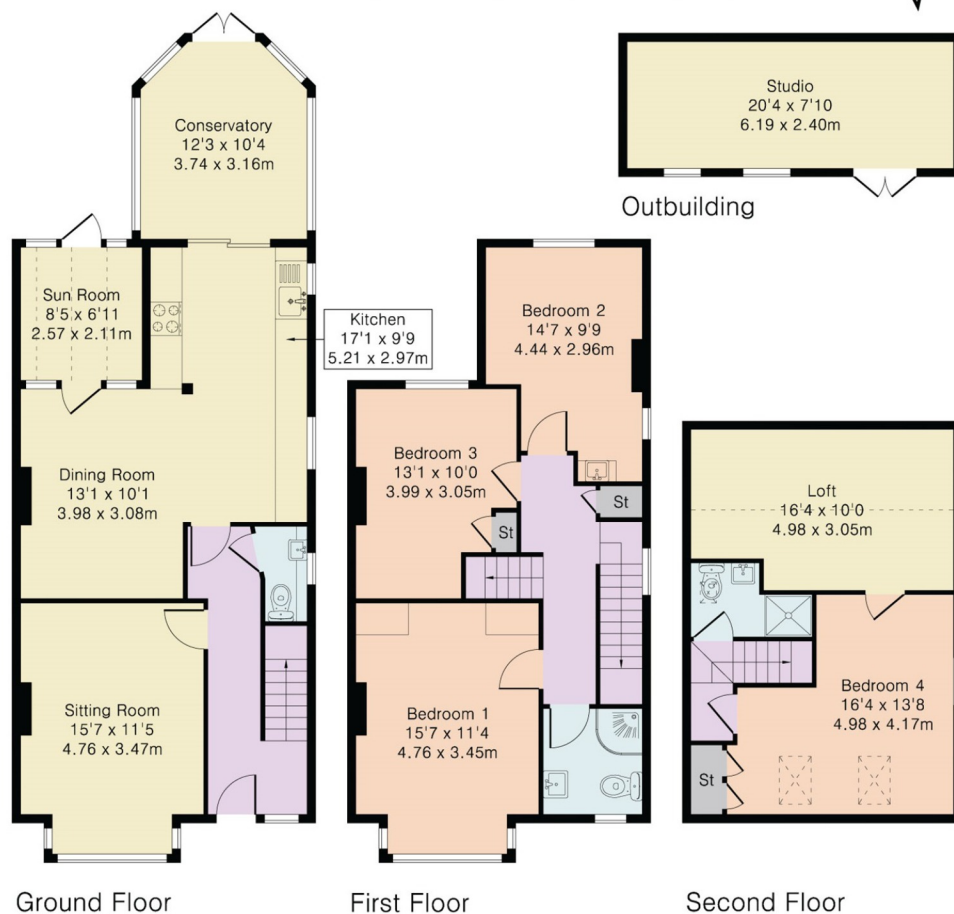
**Viewing:** Strictly by appointment through the selling agents Carter Jonas - T: 01865 511444

**Directions:** OX2 7QA





Approximate Gross Internal Area 1898 sq ft – 176 sq m  
 Ground Floor Area 771 sq ft – 72 sq m  
 First Floor Area 576 sq ft – 53 sq m  
 Second Floor Area 391 sq ft – 36 sq m  
 Outbuilding Area 160 sq ft – 15 sq m



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#### IMPORTANT INFORMATION

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