





39 Linkside Avenue, Oxford, OX2 8JE

Guide Price £700,000

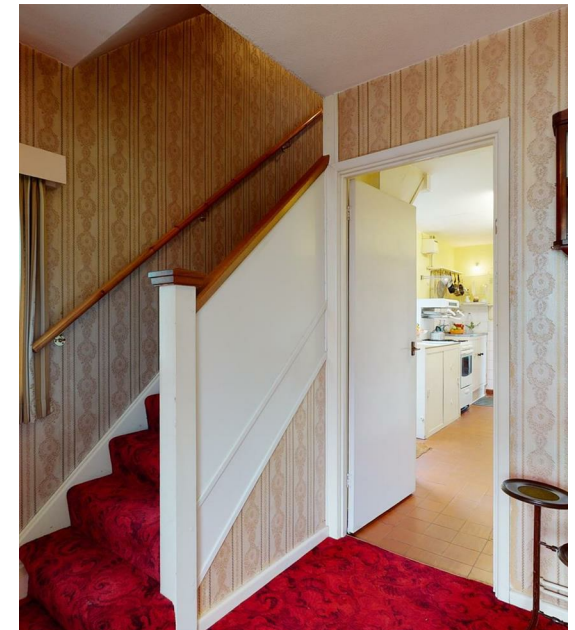
**One owner from new. There really are very few left that offer this scope for upgrading. Be quick.**

A timewarp is the best way to describe this house. One owner from new in the 1950's, dated but impeccably maintained. Masses of scope for improvement/ extension (subject to planning), 40m/125 ft West-facing garden, detached garage and parking. NO ONWARD CHAIN.

Linkside is a quiet residential street set close to the ever popular suburbs of Cutteslowe and Wolvercote, immensely popular with families who appreciate the feeling of community and safety it affords. There are many lovely open spaces, with both Cutteslowe Park and the 400+ acres of Port Meadow the most delightful common land nearby. Excellent local primary schools feed to Cherwell, a fine Secondary school, and fee-paying prep and private schools are also in abundant supply. Locally all the amenities of Summertown and Central Oxford are a short distance away (with frequent buses), including a wide range of shops, bars, boutiques and restaurants. Access to road and rail transport links is peerless, including a mainline train station within less than a mile (Oxford Parkway) which is elevating this to one of the easiest addresses to commute from - services reach London Marylebone in under an hour.

Number 39 is one of the very few remaining properties in this area that has been in the same family since new! We have seen photographs of its construction (on open land...), original plans, even the first finance agreement. Inevitably this also means that the house is dated as much of the internal decor has not been updated for many years. However it is obvious the house has been much loved and cared for, with maintenance kept up to good speed throughout. And this does provide the new buyer with a wonderful opportunity to mould everything to their own taste.

- Peaceful loop road location
- Bathroom, cloak and sep WC
- Detached garage
- Living & Dining rooms
- Three bedrooms
- Lovely, long garden
- Kitchen and utility
- Ample driveway
- Huge potential



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The attractive entrance porch is glazed throughout in typical 1950's style, ample for muddy wellies, coats etc. The inner door opens into a warm and inviting hall, with the view ahead straight down through the kitchen to the utility room with its window looking down the long garden. On the right, the first of two receptions is a bright and pleasant room with windows to front and side ensuring good natural light, and there is also a fireplace. Double doors to the rear open through into the dining room, and from here sliding glazed doors open out to the garden. Next door, the kitchen is a good size and the utility (added in the 1980's) is positioned to its rear, with the cloak room off to the left. The layout is such it would seem logical to extend across the whole of the rear as this would provide an absolutely stunning kitchen/ day room the envy of most. If you would like to investigate this further please ask.

Upstairs, a central landing leads neatly off to all three bedrooms. As with downstairs, the natural light afforded by a generous set of large windows is excellent. Bedrooms one and two are ample doubles, and both are equipped with large built-in wardrobes. Bedroom three is roomy but more compact, probably a generous single or study. The bathroom and WC are separate, a layout rarely used today but in fact quite sensible for those with children! As with the downstairs, there appears to be scope for extending the house to the rear. This will of course require further investigation, but initial enquiries seem positive - please ask and we can provide you with more info.

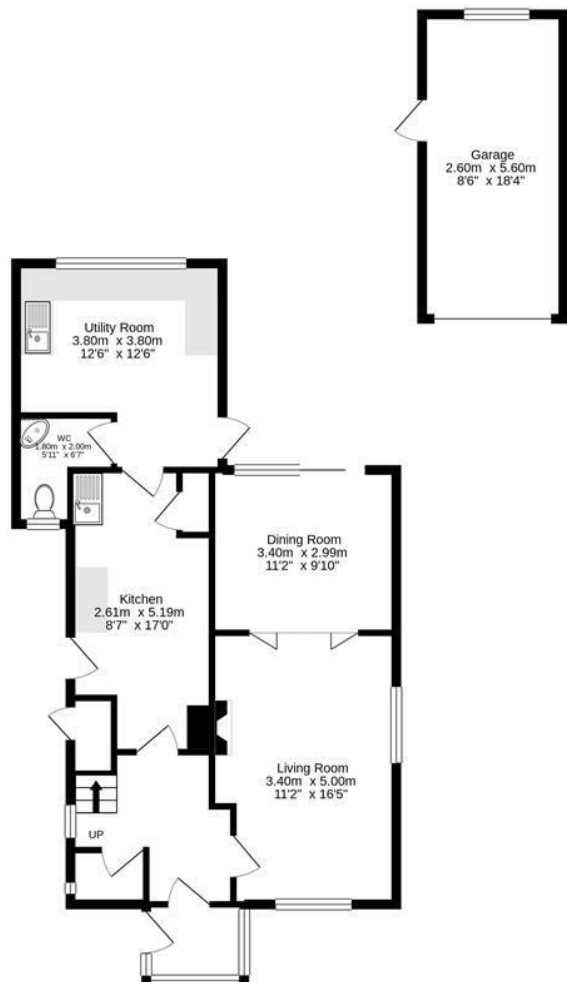
Outside is delightful. To the front the house sits back from the quiet loop road behind a pretty front garden, walled with a variety of flowers and shrubs. On the right the concrete driveway provides quite generous space for parking off road, and to the rear there is a detached, brick garage with power connected. Behind the house a terrace gives way to lawn that stretches some distance and backs onto other gardens beyond. A diverse array of flowers, trees, shrubs etc shape this peaceful space, mainly laid to lawn but also including compost and vegetable planting areas. In total, the garden extends to a very generous c. 40m (around 125 ft), a wonderful space ideal for any family, with endless opportunity.

Mains water, electricity, gas CH  
Oxford City Council  
Council tax band F  
£3,072-70 p.a. 2021/22

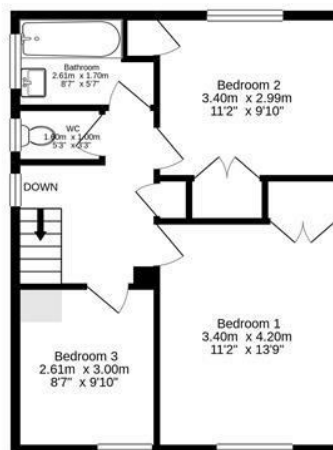




**Ground Floor**  
79.9 sq.m. (860 sq.ft.) approx.



**1st Floor**  
47.8 sq.m. (514 sq.ft.) approx.



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**TOTAL FLOOR AREA : 127.7 sq.m. (1374 sq.ft.) approx.**

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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#### Energy Efficiency Rating

|                                             | Current                    | Potential |
|---------------------------------------------|----------------------------|-----------|
| Very energy efficient - lower running costs |                            |           |
| (92 plus) <b>A</b>                          |                            |           |
| (81-91) <b>B</b>                            |                            | 80        |
| (69-80) <b>C</b>                            |                            |           |
| (55-68) <b>D</b>                            | 58                         |           |
| (39-54) <b>E</b>                            |                            |           |
| (21-38) <b>F</b>                            |                            |           |
| (1-20) <b>G</b>                             |                            |           |
| Not energy efficient - higher running costs |                            |           |
| <b>England &amp; Wales</b>                  | EU Directive<br>2002/91/EC |           |

to discuss this property or to arrange a viewing please call, or drop us a line  
[interested@cridlands.co.uk](mailto:interested@cridlands.co.uk)

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