

21 Lake Street

New Hinksey OX1 4RN

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A beautifully presented, three-bedroom Victorian terrace, situated in the popular New Hinksey area of Oxford.

The ground floor accommodation comprises an entrance hall, a sitting room with bay window, and a stunning kitchen/diner with doors opening onto the garden.

On the first floor, there are two double bedrooms and a family bathroom. The second floor features a wellconverted loft, creating a master bedroom with ensuite, along with a useful study area on the landing.

To the rear, the property enjoys a wellmaintained garden with a purposebuilt garden studio/home office.



3



2



2



68'9" garden with office

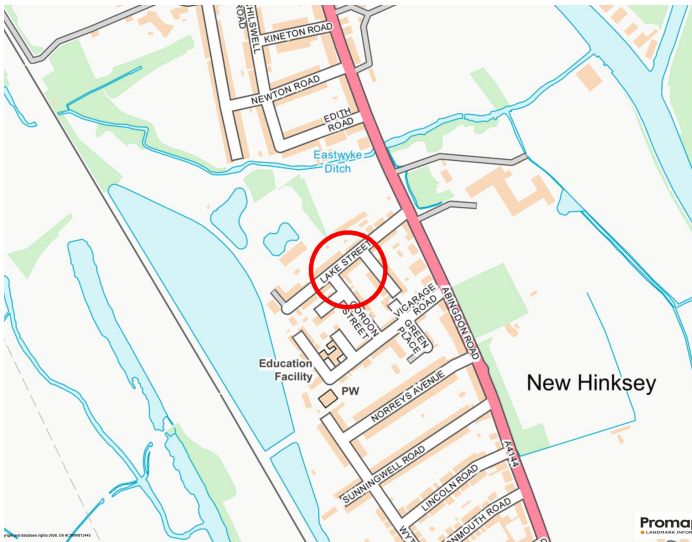
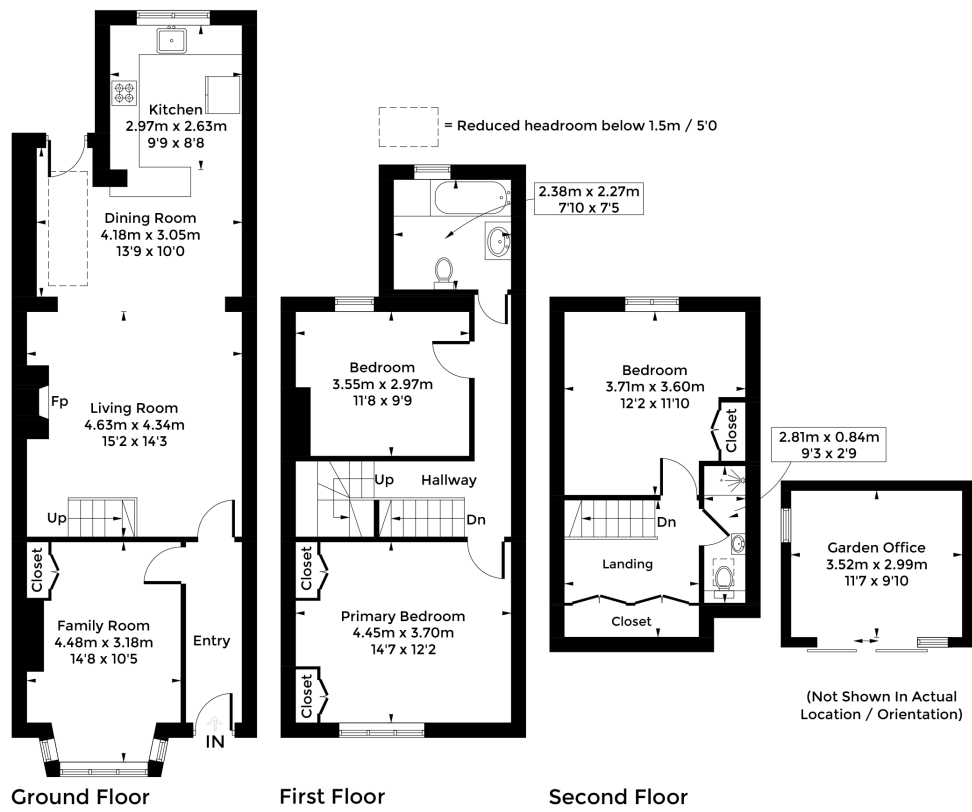
GUIDE PRICE

£625,000





Approximate Gross Internal Area = 126.0 sq m / 1358 sq ft
Outbuilding = 10.5 sq m / 113 sq ft
Total = 136.5 sq m / 1471 sq ft



Council Tax:
Band D - £2678.4

Parking:
Permit parking

Local Authority:

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E	70	77
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales		
EU Directive 2002/91/EC		

Beautiful 3-bed Victorian home

Lake Street is located less than a mile south of the city centre and is well situated for easy access to Hinksey Park with its outdoor heated pool, tennis courts and playground, New Hinksey primary school and a range of local shops. The city centre is a 20 minute walk from the property and the area offers easy access to the ring road and A34.



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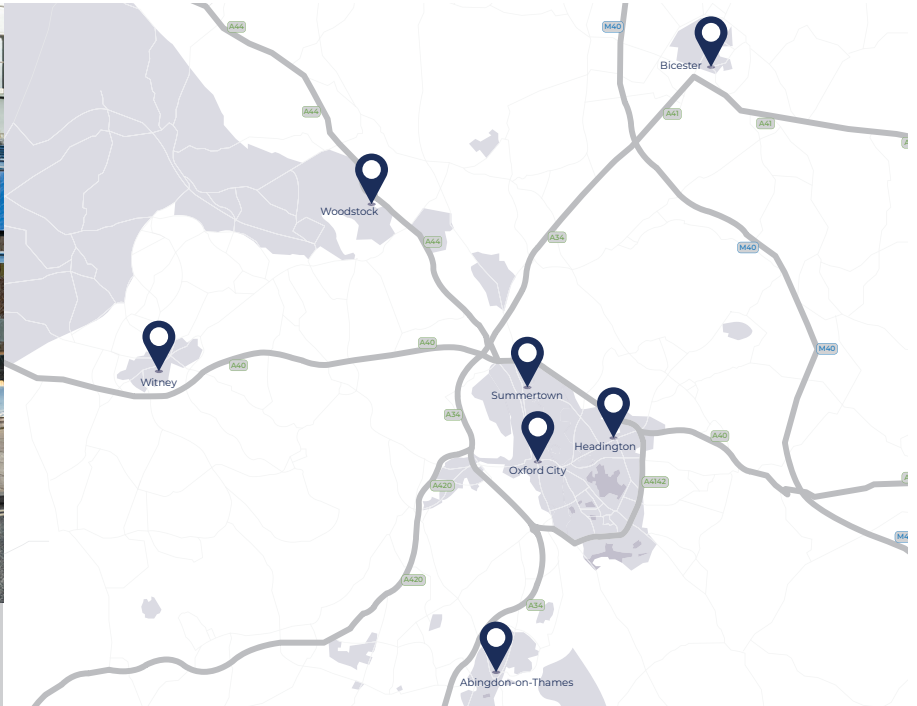
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