



## 85 Hurst Street, Oxford, OX4 1HA

Welcome to this exceptional property located on Hurst Street, boasting a perfect location for Brookes University. With five large double bedrooms, this residence offers spacious and comfortable accommodation. The property features a separate living area and kitchen, providing a versatile and functional space for relaxing and socializing.

The kitchen is well-equipped and designed to meet all your culinary needs. The adjoining living area offers a cosy spot to unwind or entertain guests. The property is presented to a high standard, ensuring a stylish and comfortable living environment.

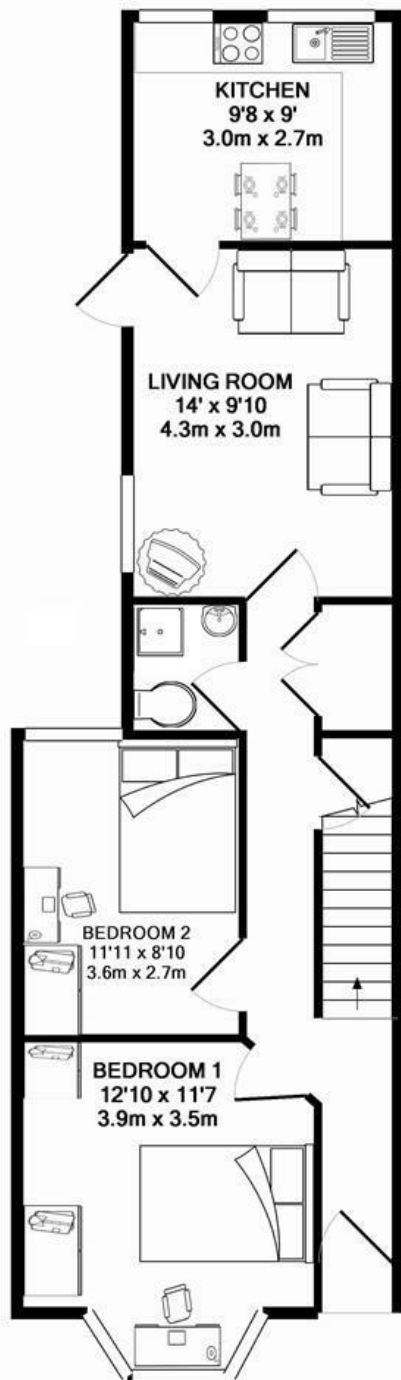
The rear garden provides a private outdoor space where you can enjoy fresh air, host gatherings, or simply relax in a tranquil setting. It offers a peaceful escape from the bustling city life.

To ensure convenience, the property offers two full bathrooms, allowing for efficient and flexible usage. Whether you prefer a quick shower or a leisurely bath, these bathrooms cater to your needs.

Parking is hassle-free with permit parking available, providing you and your guests with convenient options nearby.

- East Oxford
- 1 Reception
- Furnished Property
- 2 Bathrooms
- 5 Bedrooms

**£3,600 PCM**



GROUND FLOOR  
APPROX. FLOOR  
AREA 653 SQ.FT.  
(60.7 SQ.M.)



1ST FLOOR  
APPROX. FLOOR  
AREA 527 SQ.FT.  
(48.9 SQ.M.)

TOTAL APPROX. FLOOR AREA 1180 SQ.FT. (109.7 SQ.M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan 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) A			81
(81-91) B			
(69-80) C			
(55-68) D		58	
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions			
(92 plus) A			80
(81-91) B			
(69-80) C			
(55-68) D		53	
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO <sub>2</sub> emissions			
England & Wales		EU Directive 2002/91/EC	