



22 Church Road, Radley, OX14 3AT

Guide Price £519,000 Freehold

THOMAS  
MERRIFIELD  
SALES LETTINGS





## The Property

An individual 3 bedroom non estate detached house, on the semi-rural outskirts of this well located and much sought after village.

The thoughtfully arranged and comfortably proportioned accommodation has been much improved since its construction to include, re-furnished units to the 18'9 x 10'3 kitchen/breakfast room, re-fitted white sanitary ware to the cloakroom and family bathroom, replacement double glazed windows, overhauling of the electrics and the gas central heating system; all complimented by pleasing neutral interior décor.

There is a private driveway to garage, with larger than average westerly gardens prominently to the side, backing onto open farmland, over which there are uninterrupted, far-reaching views.

- Utilities: Mains gas/electricity/water/drainage are connected.
- Heating: Gas central heating.
- Parking: Private driveway.
- Broadband Coverage: Ultrafast broadband speed is available at this property along with coverage from O2, Three, Vodafone & EE.
- Rights of Way / Access: None known.
- Restrictive Covenants: None known.
- Flood Risk: Very Low.
- Building Safety / Planning Issues: None known.





## Key Features

- NO ONWARD CHAIN
- Gas central heating (radiators)
- Replacement double glazed windows
- 24'3 x 5'7 conservatory/sun lounge
- Council Tax Band: F
- EPC Rating: C

## The Location

Pleasantly and conveniently suited in Radley, which is a highly sought after modest size village providing a community store, pub/restaurant, church, primary school, community centre, renewed Radley College, regular transport service and branch line railway station connecting to Oxford and Didcot Parkway, which in turn provides a regular mainline connection to London Paddington, in as little as 36 minutes.

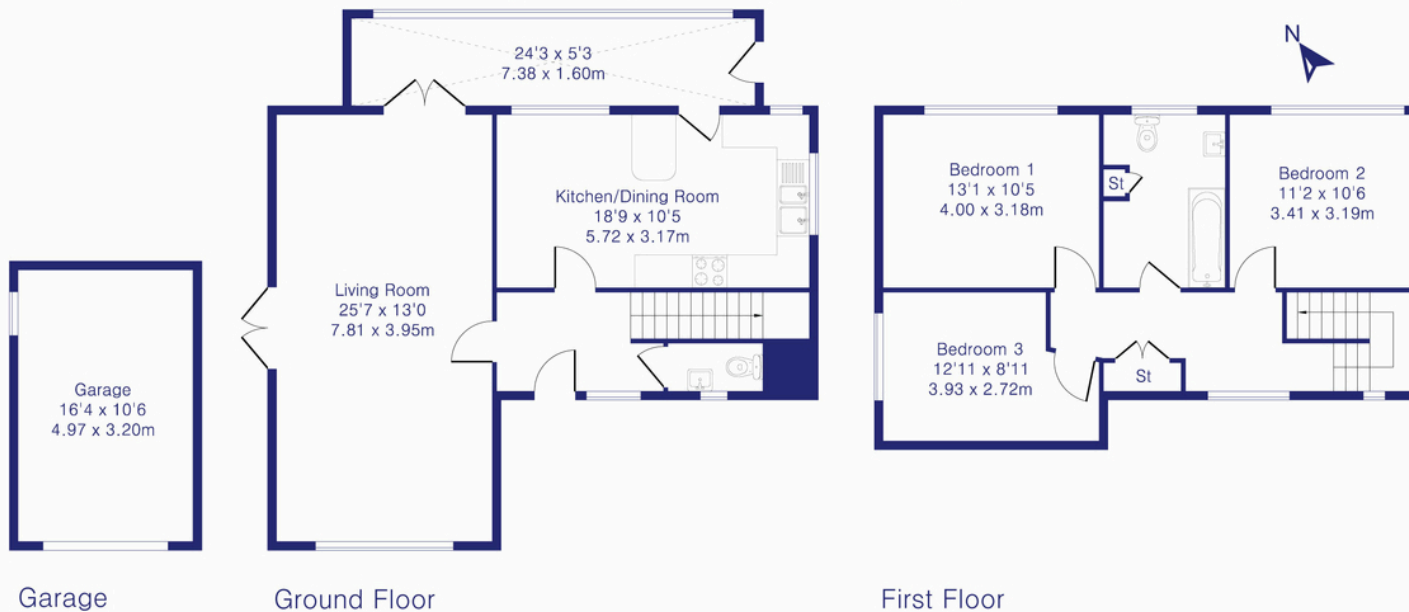


## Approximate Gross Internal Area 1529 sq ft - 142 sq m

Ground Floor Area 788 sq ft – 73 sq m

First Floor Area 570 sq ft – 53 sq m

Garage Area 171 sq ft – 16 sq m



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