



2 Willow Way, Begbroke, OX5 1SD
£392,000 Freehold

THOMAS
MERRIFIELD
SALES LETTINGS



The Property

Located in a cul-de-sac location is this well presented 3 bedroom semi detached house which would make an ideal family home. The accommodation comprises entrance hall, sitting room, modern fitted kitchen/diner, good sized conservatory with double doors leading to the garden. Upstairs there are 3 bedrooms and a modern fitted bathroom , the property is complimented by gas heating to radiators and double glazing. Outside the garden provides different seating area's and well stocked borders with gated side access leading to the front with an area of lawn and magnolia tree with driveway leading to a single detached garage.

Material information to note:

- All mains services connected.
- According to OFCOM checker standard to superfast broadband available.
- Acoording to OFCOM checker indoor mobile is limited with EE and no voice or data with other networks. Outdoor mobile voice & data likely with EE, Three, O2 and Vodafone.

Council Tax Band: D

EPC Rating: C



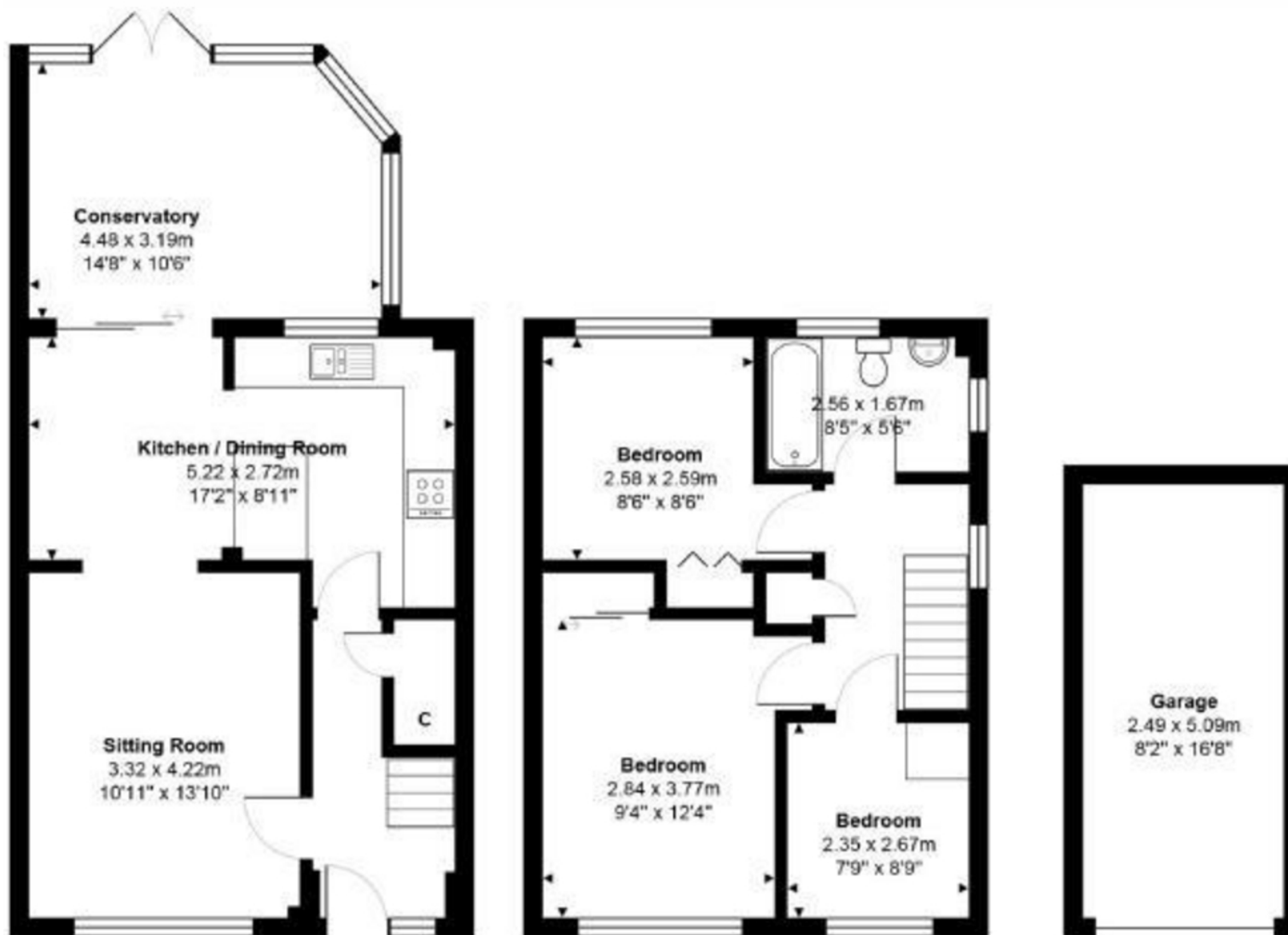


Key Features

- Semi Detached House
- 3 Bedrooms
- Modern Kitchen/Diner
- Conservatory
- Private Garden
- Garage And Driveway
- Cul - De - Sac Location
- Well presented
- Popular Village
- Viewing Recommended

The Location

Begbroke lies c.6 miles North of Oxford straddling the A44. The Village has a village hall with sports and social club, public house with a more comprehensive range of shopping and recreational amenities available in nearby Woodstock and Kidlington. There is a regular bus service to Oxford, Woodstock and a mini bus service operates to Kidlington. The M40 (j.9) is within 10 miles, giving access to London and The Midlands. Access to railways are at Oxford (4 miles) and Bicester (10 miles) – London 60 mins approx. and the new Oxford Parkway Railway Station now open at Water Eaton, Kidlington will benefit local residents even further travelling to London.



Total Area: 101.2 m² ... 1090 ft²

All measurements are approximate and for display purposes only

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1. They are not authorised to make or give any representations or warranties in relation to the property either here or elsewhere, either on their own behalf or on behalf of their client or otherwise. They assume no responsibility for any statement that may be made in these particulars. These particulars do not form any part of any offer or contract and must not be relied upon as statements or representations of fact.

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