



Maple Avenue, Kidlington, OX5 1HW

£350,000 Freehold

THOMAS  
MERRIFIELD  
SALES LETTINGS



## The Property

An extended 3 bedroom staggered mid-terraced house set back from the road offering ideal living accommodation for the growing family being sold with no upper chain. As you enter the property the hallway gives access to the first floor and a door through to the extended living room with York stone ornate fireplace and patio doors to the rear garden. The fitted kitchen looks out to the front. Upstairs there are 3 bedrooms and a family bathroom. Outside there is a good sized paved rear garden with storage shed along with an open plan lawned front garden. The garage for the property is situated in a nearby block. The property provides access to schooling for all ages Ron Groves community park Oxford Parkway train station and the village centre for shopping.

Material information to note:

- Constructed from brick and block under a tiled roof
- OFCOM checker advises there is standard to ultrafast broadband at this postcode
- OFCOM checker advises there is good voice and data mobile reception at this postcode
- All main services are connected
- Convenants: Unknown at present, we await confirmation from the seller/seller's solicitor



Council Tax: C

EPC Rating: C



## Key Features

- 3 bedroom Mid terraced house
- Extended to the rear
- Generous Living Room
- Fitted Kitchen
- Paved Garden
- Garage
- Set back from the road
- Double glazing
- Gas heating to radiators
- No upper chain

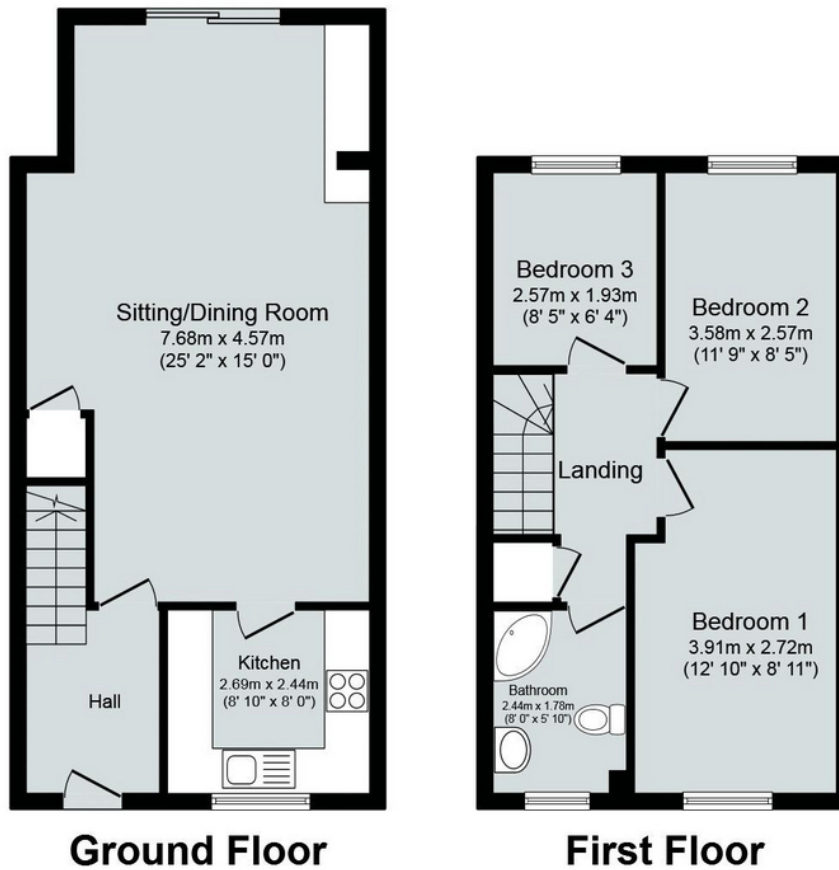
## The Location

Kidlington is a large Oxfordshire village with many local amenities including a sports centre, police station, fire station, supermarkets, independent and national retailers, library, 2 doctors' surgeries, dentists, Post Office, 4 primary schools (including 1 Catholic) and 1 secondary school. There is also a choice of good restaurants offering a variety of cuisines. The village is ideally situated with easy access to the M40 and Oxford city centre via a regular bus service. The Oxford Parkway railway station (1.5 miles) provides easy access to London in approximately 75 mins. Other nearby stations are at Oxford City Centre (c5 miles) and Bicester (c10 miles). Open countryside and the River Cherwell are within easy walking distance of the property.

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2. Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive. It should not be assumed that the property has all necessary planning, building regulation or other consents and Thomas Merrifield have not tested any services, equipment or facilities. Purchasers must satisfy themselves by inspection or otherwise.



Total floor area 83.2 sq.m. (895 sq.ft.) approx  
This plan is for illustration purposes only and may not be representative of the property. Plan not to scale.

### Kidlington Office

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