



Marlborough Avenue, Kidlington, OX5 2AW

Offers In Excess Of £400,000 Freehold

THOMAS  
MERRIFIELD  
SALES LETTINGS



## The Property

A 3 bedroom semi-detached house with a spacious sitting room/dining room, double glazed conservatory leading onto a large rear garden, kitchen, utility, family bathroom, gas central heating, double glazing and garage.

Material information to note:

- Broadband, standard, superfast , ultrafast
- Phone, good coverage indoor and outdoor
- All main services connected
- Covenants, there are some historical covenants on the property, please contact the office for further information.

Council Tax Band: C

EPC Rating:





## Key Features

- 3 Bedrooms
- Sitting/Dining Room
- Double Glazed Conservatory
- Kitchen
- Utility Room
- Gas Central Heating (Back Boiler)
- Double Glazing
- Garage
- Large Enclosed Rear Garden

## 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.

Approximate Gross Internal Area 1247 sq ft – 116 sq m  
Ground Floor Area 626 sq ft – 58 sq m  
First Floor Area 449 sq ft – 42 sq m  
Garage Area 172 sq ft – 16 sq m



Thomas Merrifield and their clients give notice that:

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.

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.

**Kidlington Office**  
1B The Hampden Building, High Street  
Kidlington, Oxfordshire, OX5 2DH

T 01865 379 880  
E [kidlington@thomasmerrifield.co.uk](mailto:kidlington@thomasmerrifield.co.uk)  
W [thomasmerrifield.co.uk](http://thomasmerrifield.co.uk)

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