



Crown Road, Kidlington, OX5 1AG

Guide Price £350,000 Freehold

THOMAS  
MERRIFIELD  
SALES LETTINGS





## The Property

A 2 bedroom semi-detached bungalow situated in a popular area of Kidlington within walking distance of the main centre and bus stops. The property is in need of updating but offers potential to extend, subject to the usual consents and has mature gardens and ample parking. No Chain.

Material information to note:

- All mains services connected to include electric, water and drainage
- OFCOM checker confirms there is standard, superfast and ultrafast broadband available.
- According to OFCOM you are likely to have good mobile, voice and data coverage indoors and outdoors at this postcode
- Planning permission, we are unaware of any planning permission within the locality would effect this property (as of todays date of 08/03/24)

Council Tax Band: D

EPC Rating: F







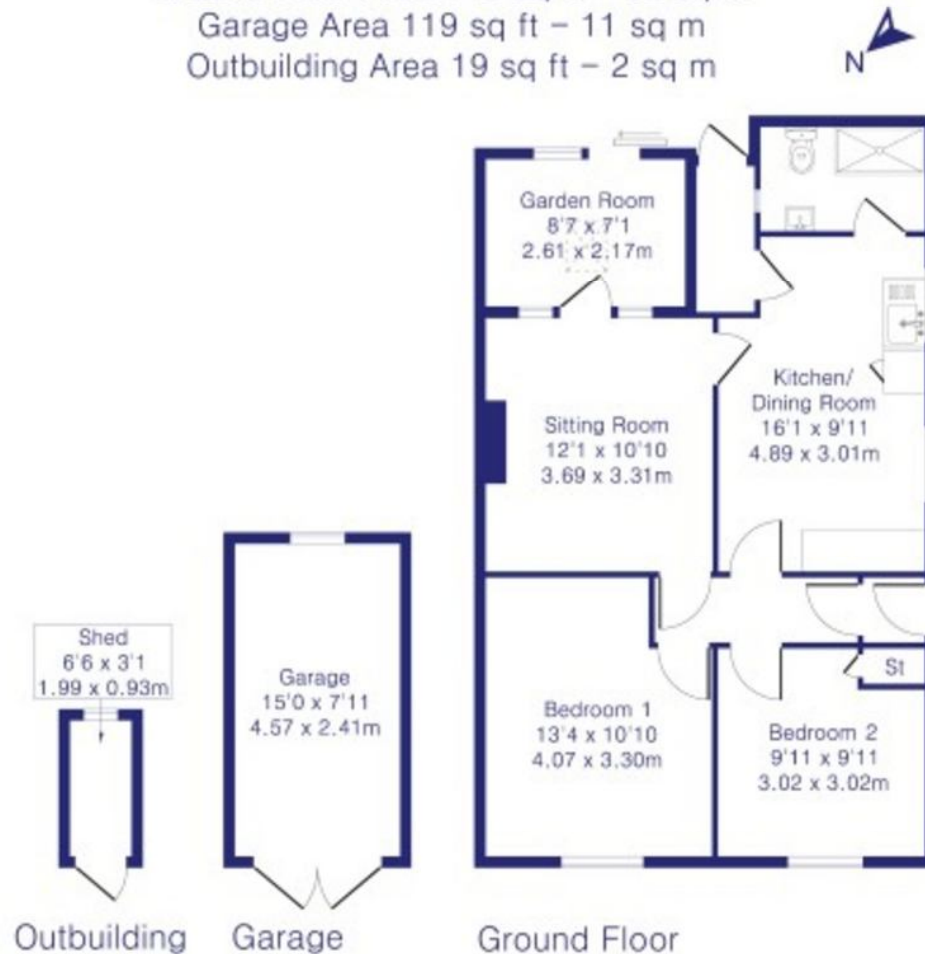
## Key Features

- 2 Bedrooms
- Sitting Room
- Kitchen/Dining Room
- Shower Room
- Garden Room
- Garage
- Scope for Extension (STP)
- Non-Estate Location
- Close to Shops & Bus Stops
- Enclosed 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 850 sq ft – 79 sq m  
Ground Floor Area 712 sq ft – 66 sq m  
Garage Area 119 sq ft – 11 sq m  
Outbuilding Area 19 sq ft – 2 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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