



Brasenose Drive, Kidlington, OX5 2EQ

Guide Price £650,000 Freehold

THOMAS
MERRIFIELD
SALES LETTINGS



The Property

An extremely well presented detached 3 bedroom bungalow situated in a small cul-de-sac of only 3 properties and set on a generous plot with established gardens, gas central heating, double glazing, conservatory, double garage and ample parking. Viewing highly recommended.

Material information to note:

- According to OFCOM checker, standard, superfast and ultrafast broadband is available at this postcode.
- According to OFCOM checker, good indoor voice & data is available at this postcode.
- According to OFCOM checker, good outdoor voice, data & advanced data is available at this postcode.
- Medium risk of surface flooding
- Restrictive Covenants - a copy of this is available on request.

Council Tax Band: E

EPC Rating: D





Key Features

- 3 Bedrooms
- Sitting Room
- Dining Room
- Kitchen with Built-in Appliances
- Family Bathroom
- Double Glazed Conservatory
- Gas Central Heating and Double Glazing
- Lovely Mature Gardens
- Cul-De-Sac Location
- Double Garage & Ample Parking

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.

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.

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Garage

Ground Floor

Total Approx. Floor Area 1491 Sq.Ft. (138.50 Sq.M.)

All items illustrated on this plan are included in the "Total Approx Floor Area"