



Mulcaster Avenue, Kidlington, OX5 2HQ

Offers In The Region Of £525,000 Freehold

THOMAS  
MERRIFIELD  
SALES LETTINGS





## The Property

An extended family house situated in a popular area of Kidlington with 4 bedrooms, 23' family room, study, cloakroom, kitchen/breakfast room, en-suite and family bathroom, gas central heating, double glazing and enclosed rear garden.

### Material Information to Note:

- Mains Gas, Electricity, Water and Drainage connected.
- OFCOM checker confirms there is standard, superfast and ultrafast broadband available.
- OFCOM checker confirms good voice and data is available inside and outside the property.
- For any Restrictive Covenants please contact the office.

Council Tax Band: E

EPC Rating: D







## Key Features

- 4 Bedrooms
- Sitting Room
- 23' Family Room
- Study
- Kitchen/Breakfast Room
- Cloakroom
- Family Bathroom and En-Suite Bathroom
- Double Glazing and Central Heating
- Electric Vehicle Charge Point
- Enclosed Garden

## The Location

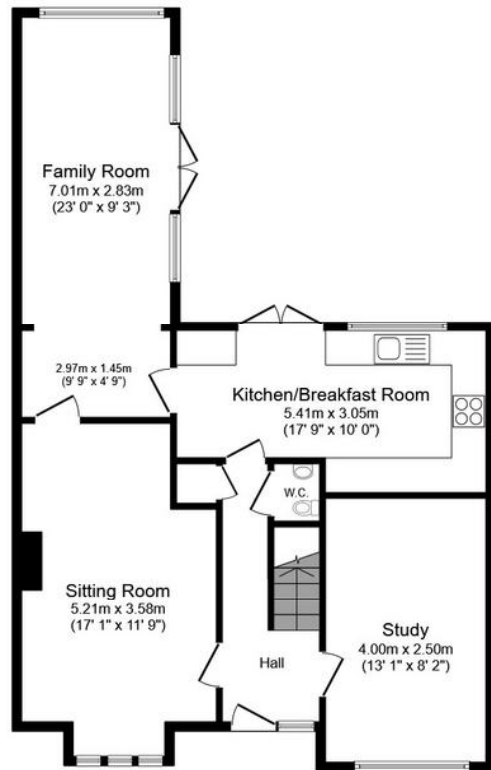
Kidlington is a large Oxfordshire village with many local amenities including a sports centre, police station, fire station, supermarkets, independent and national retailers, library, 2 doctors' surgeries, dentists, Post Office, 4 primary schools (including 1 Catholic) and 1 secondary school. There is 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.



Thomas Merrifield and their clients give notice that:

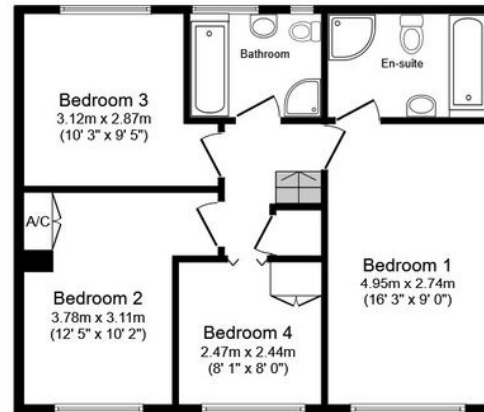
1. They are not authorised to make or give any representations or warranties in relation to the property either here or elsewhere, either on their own behalf or on behalf of their client or otherwise. They assume no responsibility for any statement that may be made in these particulars. These particulars 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.



### Ground Floor

Floor area 72.4 sq.m. (779 sq.ft.)



### First Floor

Floor area 55.2 sq.m. (594 sq.ft.)

**TOTAL: 127.6 sq.m. (1,373 sq.ft.)**

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientations are approximate. No details are guaranteed, they cannot be relied upon for any purpose and do not form any part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by [www.Propertybox.io](http://www.Propertybox.io)

### Kidlington Office

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