



Mulcaster Avenue, Kidlington, OX5 2HG

£525,000 Freehold

THOMAS  
MERRIFIELD  
SALES LETTINGS



## The Property

We are delighted to be able to offer this extended much loved family home which is still owned by the first owners since it was built in 1960 and has never been to the open market. This ideal family home is located in a highly sought after location being within access to schooling for all ages, bus stops and the village High Street. The property comprises: entrance hall, lounge/diner with bay window and feature electric fireplace, good sized conservatory which enjoys views over the garden, modern fitted kitchen with built in appliances and an internal door leading to a good sized garage with large utility room and downstairs cloakroom. Upstairs there is a good sized master bedroom with dressing area and en-suite shower room, 3 further bedrooms and a family bathroom. The property is complimented by gas central heating to radiators and double glazing. The property enjoys an Easterly facing garden with a good sized garage and driveway parking to the front.

### Additional Information to Note:

- All mains services are connected.
- OFCOM Checker confirms that standard to ultrafast broadband is available at the property.
- OFCOM Checker confirms that good voice and data inside and outside is available at the property.
- We understand that the electric up and over Garage door is currently not working (April 24).

Council Tax Band: E

EPC Rating: D





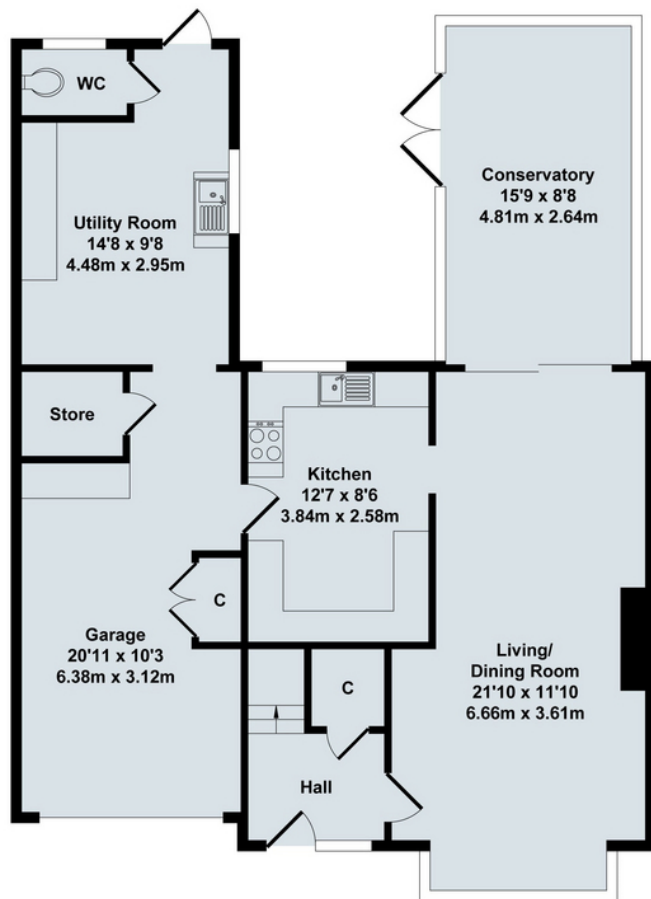
## Key Features

- Extended Semi-Detached
- 4 Bedrooms
- En-Suite Shower Room
- Family Bathroom
- Modern Kitchen
- Conservatory
- Large Utility Room
- Low Maintenance Garden
- High Sought After Location
- Viewing Recommended

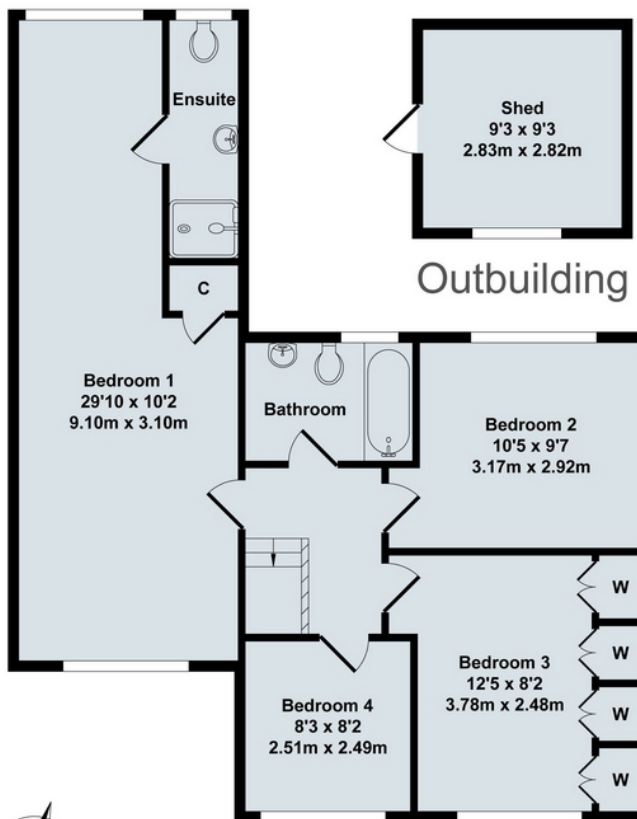
## The Location

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.

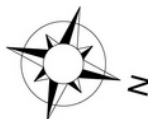




Ground Floor



First Floor



Total Approx. Floor Area 1728 Sq.Ft. (160.50 Sq.M.)

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

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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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