



Churchill Road, Kidlington, OX5 1BW

£550,000 Freehold

THOMAS
MERRIFIELD
SALES LETTINGS



The Property

A delightful, deceptively spacious, semi-detached chalet bungalow having been the subject of considerable improvement and enlargement by the current owner to be presented in excellent décor and worthy of an internal inspection. The flexible accommodation comprises "L" shaped entrance hall, downstairs shower room, large lounge, kitchen/diner, utility room and 2 double bedrooms. Upstairs the landing provides access to a large master bedroom, an additional double bedroom and a modern family bathroom. The property is complimented by gas heating to radiators and double glazing. Outside there is a pleasant southerly facing rear garden with veg plot and summerhouse, along with a detached single garage and good size driveway to the front for a number of vehicles.

Additional information to note:

- All mains services are connected.
- OFCOM checker confirms standard to ultrafast broadband is available.
- OFCOM checker indicates that indoor there is likely voice with Three, O2 and Vodafone, with limited voice and data with EE and limited data with EE, O2 and Vodafone. Outside there is likely voice and data with all networks.



Council Tax Band: C

EPC Rating: C



Key Features

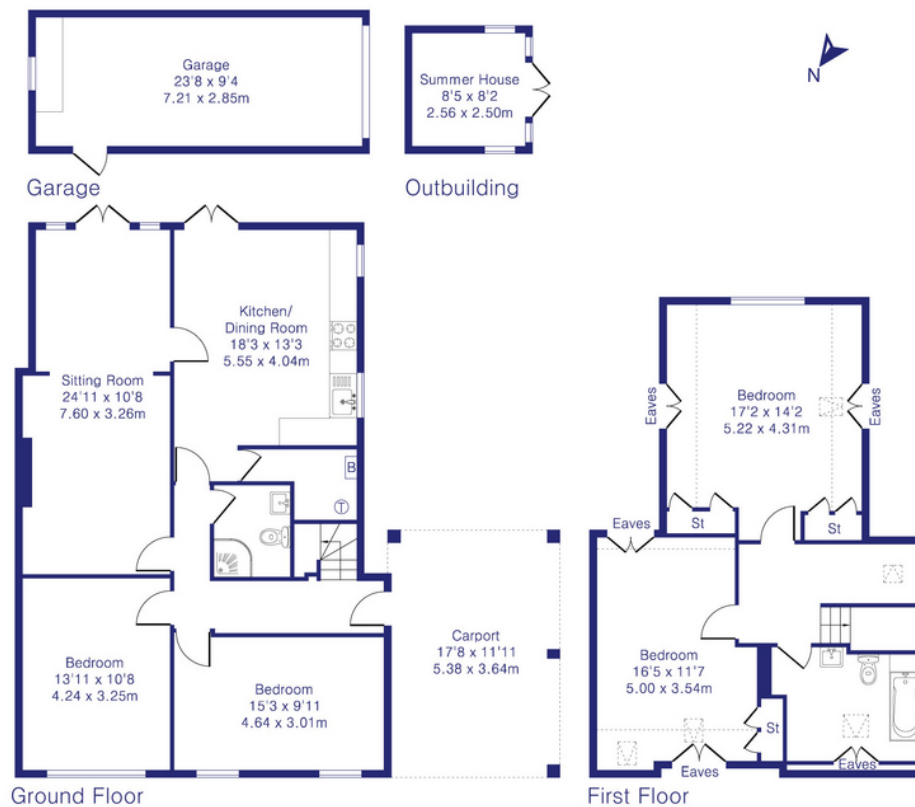
- Chalet Bungalow
- Semi Detached
- Deceptive Accommodation
- 4 Double Bedrooms
- Bathroom and Shower Room
- Large Kitchen/Diner
- Detached Garage
- Southerly Facing Garden
- Viewing Recommended
- No Chain

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 1872 sq ft – 175 sq m
 Ground Floor Area 964 sq ft – 90 sq m
 First Floor Area 620 sq ft – 58 sq m
 Garage Area 221 sq ft – 21 sq m
 Outbuilding Area 67 sq ft – 6 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.

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