



South Avenue, Kidlington, OX5 1DG

£425,000 Freehold

THOMAS
MERRIFIELD
SALES LETTINGS



The Property

We are delighted to offer this extended 1950's 3 bedroom semi-detached much loved family home providing in our opinion excellent living space for the growing family. The house is located in the highly popular Garden City development which provides access to schools for all ages, local shops and Oxford Parkway train station. The accommodation comprises: Entrance porch, good sized entrance hall, cloakroom, dining area, living area and sitting room, modern fitted kitchen, rear lobby leading to the garden. Upstairs there are 3 good sized bedrooms and a modern bathroom with separate shower cubical. The property is complimented by gas heating to radiators and double glazing. Outside there is a pleasant rear garden with greenhouse. To the front there is a further lawned area with concrete driveway leading to a larger than average single garage. Viewing is strongly recommended.

Additional information to note

- All mains services are connected.
- OFCOM checker indicates that standard to ultrafast broadband is available at the property.
- OFCOM checker indicates that there is limited voice and data mobile reception inside the property with likely voice and data outside the property.



Council Tax Band: C

EPC Rating: D



Key Features

- Extended Semi-Detached
- 3 Good Size Bedrooms
- Ideal Family Home
- 3 Reception Areas
- Modern Kitchen
- Modern Bathroom & Cloakroom
- Gas Heating to Radiators
- Double Glazing
- Highly Popular 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.

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.

Approximate Gross Internal Area 1244 sq ft – 115 sq m
Ground Floor Area 790 sq ft – 73 sq m
First Floor Area 454 sq ft – 42 sq m



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