



Cromwell Way, Kidlington, OX5 2LL

Guide Price £425,000 Freehold

THOMAS
MERRIFIELD
SALES LETTINGS



The Property

Benefitting from a corner plot and located on this popular road a three bedroom semi-detached home. Accommodation comprises entrance hall, kitchen, living room, dining room, three bedrooms and shower room. Good size garden to front, side and rear. Garage with driveway parking. The property is located within easy reach of local shops, bus stops and Oxford Parkway train station. No onward chain.

Material information to note:

- All mains services connected
- OFCOM checker indicates that standard to ultrafast broadband is available.
- OFCOM checker indicates that there is limited voice and data with EE and Vodaphone with likely voice and data with Three and O2

Council Tax Band: D

EPC Rating: E





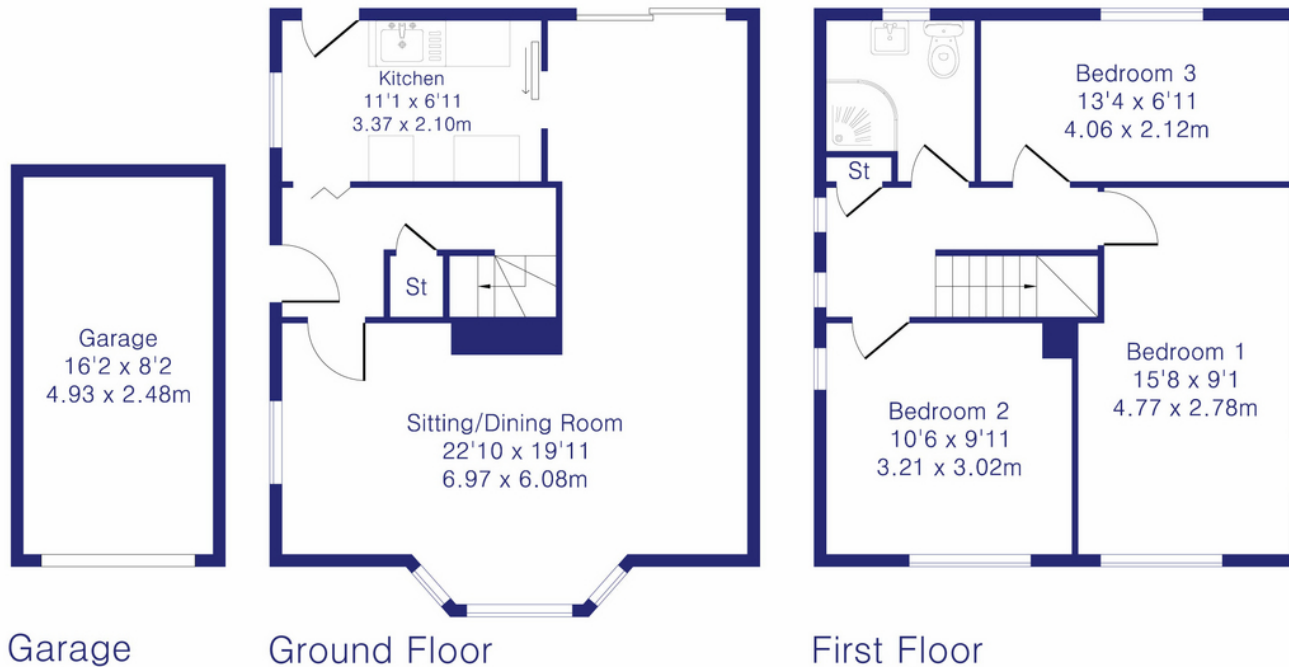
Key Features

- Semi detached
- Three bedrooms
- Kitchen
- Living room
- Dining room
- Shower room
- Electric Heating
- Good size garden
- Garage with driveway 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.

Approximate Gross Internal Area 1060 sq ft – 98 sq m
 Ground Floor Area 472 sq ft – 44 sq m
 First Floor Area 456 sq ft – 42 sq m
 Garage Area 132 sq ft – 12 sq m



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