



Crown Road, Kidlington, OX5 1AG

Guide Price £475,000 Freehold

THOMAS
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SALES LETTINGS



The Property

Situated within easy reach of Kidlington village High Street a well presented 3 bedroom semi detached home. The property offers flexible living space over two floors and a lovely mature and private rear garden. Accommodation comprises of entrance hall, dining room, refitted kitchen, living room with wood burning stove. On the first floor there are 3 double bedrooms, bathroom with separate cloak room. The rear garden benefits from a patio area and mature borders and trees to offer a very private space to enjoy. The property also has a garage, ideal for additional storage.

Material information to note.

- Mains electricity, gas and water are connected to this property
- According to OFCOM checker standard, superfast and ultrafast broadband is available at this property.
- According to OFCOM checker outdoor voice and data is likely with EE, Three, O2, Vodafone.
- According to OFCOM checker indoor voice is likely with O2 & Three, Limited with EE and Vodafone. Indoor data is LIKELY WITH Three, limited with and EE, Vodafone and O2.
- According to GOV.UK surface water flooding is medium.



Council tax band: D
EPC Rating: D



Key Features

- 3 Bedrooms
- Semi detached home
- Refitted kitchen
- Living room
- Dining room
- Bathroom
- Lovely garden
- Garage
- Close to village High street

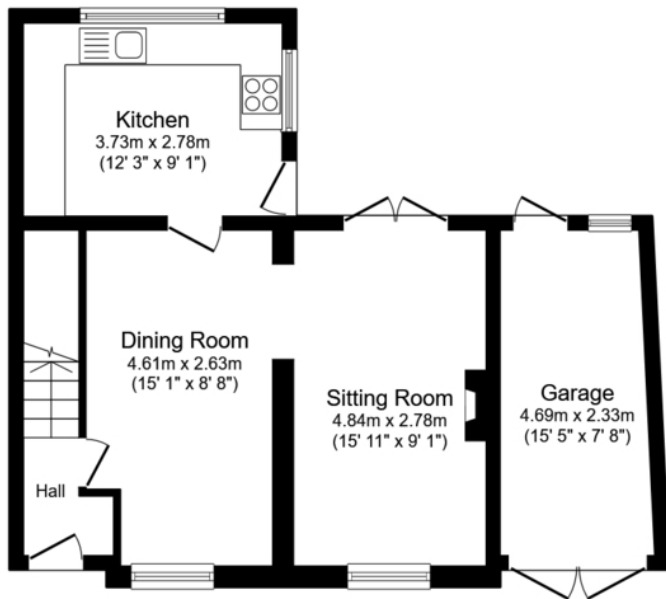
The Location

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:

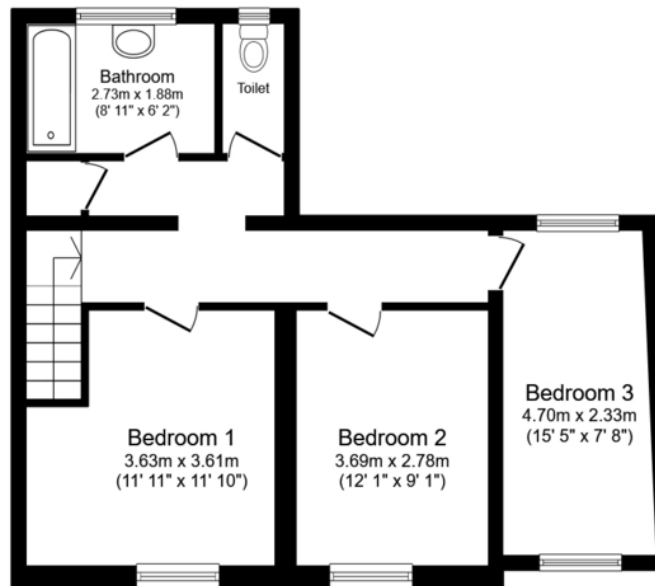
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2. Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive. It should not be assumed that the property has all necessary planning, building regulation or other consents and Thomas Merrifield have not tested any services, equipment or facilities. Purchasers must satisfy themselves by inspection or otherwise.



Ground Floor

Floor area 54.0 m² (582 sq.ft.)



First Floor

Floor area 54.3 m² (584 sq.ft.)

TOTAL: 108.3 m² (1,166 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

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