



Croft Avenue, Kidlington, OX5 2HU

£565,000 Freehold

THOMAS  
MERRIFIELD  
SALES LETTINGS



## The Property

We are delighted to present to the market this stunningly well presented and spacious 4 double bedroom semi-detached family home having been enhanced by the current owners to create the ideal living space for a growing family. The property comprises: Entrance hall with wooden flooring with access to study/family room and 'L' shaped spacious lounge/diner with feature fireplace and bay window, twin access leads to a large conservatory with double doors leading to a mature garden. A good sized recently refitted kitchen/breakfast room with a guest cloakroom, there is also a utility room accessed off the study/family room. Upstairs the landing provides access to 4 double bedrooms and family bathroom, the master bedroom enjoys a modern en-suite bathroom. Outside there is a delightful well kept good sized garden with garden store, various shrubs and trees with gated access leading out to Orchard Recreation Ground. To the front there is paved driveway parking for 2 cars and a shrub boarder. Croft Avenue is a highly sought after location giving access to local schools and Kidlington village High Street. An internal inspection 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 there is limited voice and data mobile reception inside the property except with voice with O2. With likely voice and data outside the property with all networks.

Council Tax Band: E

EPC Rating: D





## Key Features

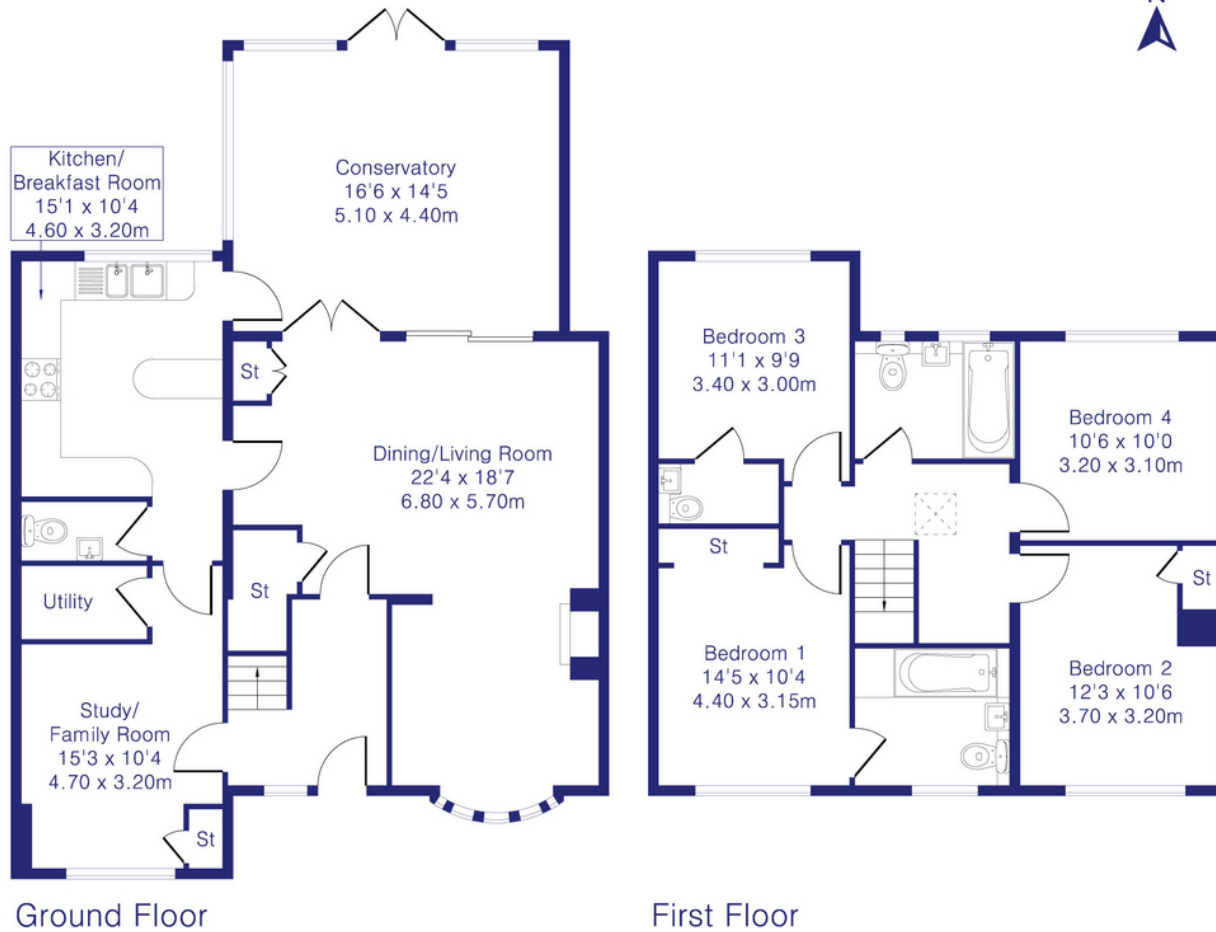
- Substantial Semi-Detached
- 4 Double Bedrooms
- En-Suite and Family Bathroom
- Refitted Kitchen
- Large Conservatory
- 3 Reception Areas
- Private Garden
- Sought After Road
- Stunningly Presented
- Viewing Strongly Recommended

## 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.



Approximate Gross Internal Area 1647 sq ft – 153 sq m  
Ground Floor Area 980 sq ft – 91 sq m  
First Floor Area 667 sq ft – 62 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.

**Kidlington Office**  
1B The Hampden Building, High Street  
Kidlington, Oxfordshire, OX5 2DH

T 01865 379 880  
E [kidlington@thomasmerrifield.co.uk](mailto:kidlington@thomasmerrifield.co.uk)  
W [thomasmerrifield.co.uk](http://thomasmerrifield.co.uk)

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