



Oxford Road, Kidlington, OX5 1EB

£435,000 Freehold

THOMAS
MERRIFIELD
SALES LETTINGS



The Property

An attractive bay window semi-detached family home having been extended to the rear to provide excellent living space. This much loved family home has been in the same family for decades and is located in a popular location which provides access to schooling for all ages, local shops, bus stops and Oxford Parkway Station. The property comprises: arched storm porch, entrance hall, cloakroom, bay window dining room, extended lounge with sliding patio doors leading to the garden and extended double aspect kitchen/breakfast room. Upstairs there are 3 bedrooms and a modern fitted shower room. The property is complimented by gas heating to radiators and part double glazing. Outside there is a westerly facing rear garden with side access to the front where there is a gravelled area and driveway with restricted access leading to a garage.

Additional information to note

- All mains services are connected.
- There are some wooden windows.
- The garage roof is made from asbestos.
- There is 1 artex ceiling which may or may not contain asbestos.
- OFCOM checker indicates that standard to ultrafast broadband is available at the property.
- OFCOM checker indicates mobile voice and data is likely with O2 and Vodafone and limited with EE and Three inside the property, with likely voice and data with all networks outside the property.



EPC Rating: E

Council Tax Band: D



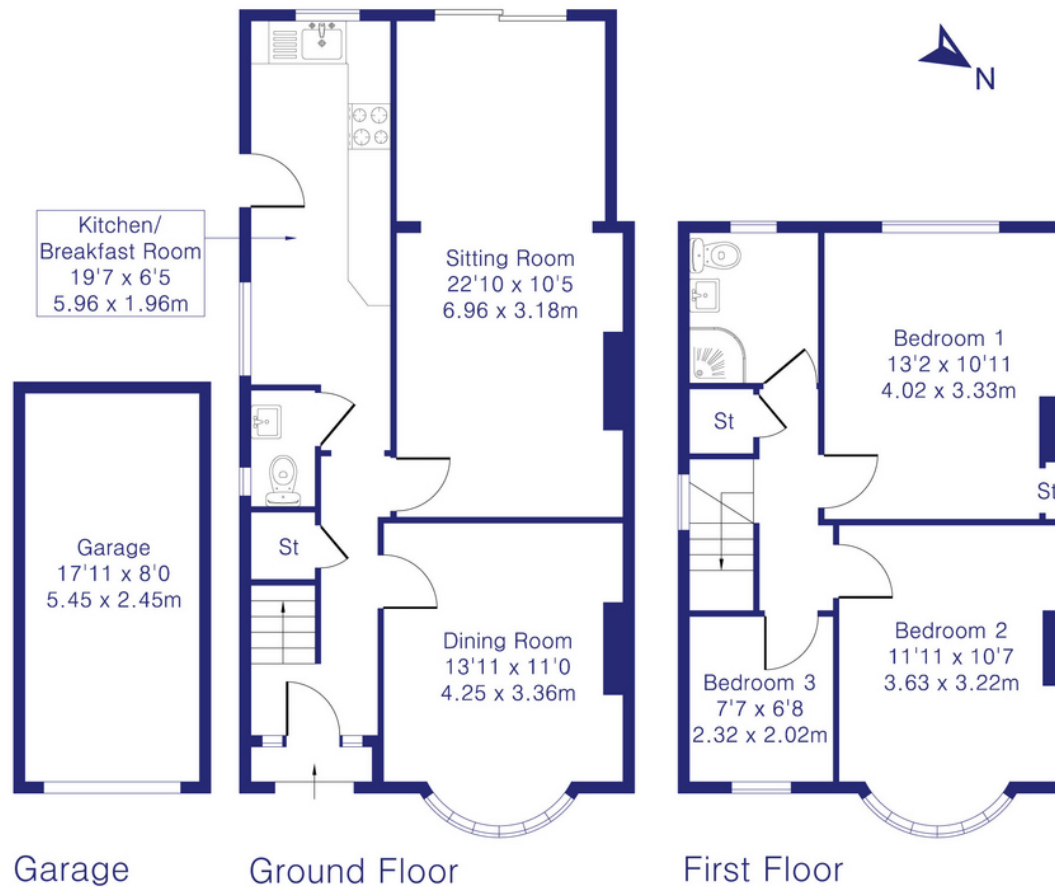
Key Features

- Bay Window Semi-Detached
- Extended Accommodation
- 3 Bedrooms
- 2 Reception Rooms
- Large Kitchen/Breakfast Room
- Gas Heating to Radiators
- Part Double Glazed
- Popular Location
- No Chain
- 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.

Approximate Gross Internal Area 1187 sq ft – 110 sq m
Ground Floor Area 601 sq ft – 56 sq m
First Floor Area 442 sq ft – 41 sq m
Garage Area 144 sq ft – 13 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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