



Cherry Close, Kidlington, OX5 1ET

Offers Over £450,000 Freehold

THOMAS  
MERRIFIELD  
SALES LETTINGS



## The Property

A wonderful opportunity to purchase a lovely 3 bedroom semi detached family home which has been refurbished by the current owners to a lovely standard.

The accommodation comprises entrance hall, cloak room, spacious and open plan living/dining room. Kitchen with quartz stone work tops, fitted cooker and microwave, storage cupboard.

Garden room with tiled floor, feature light fitting enjoying the view over the rear garden.

Office/ utility room with internal access to the garage.

On the first floor there are three bedrooms and shower room.

Bedroom 2 & 3 benefit from fitted Hammonds wardrobes.

To the front of the property, ample driveway parking leading to the garage, and a good sized garden. Rear garden mainly laid to lawn.

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 ,Vodafone, Three indoor and likely with O2. Outside voice and data is likely with Three, O2, Vodafone and EE.
- GOV UK shows a very low chance of flooding.
- Please contact the office for details of restrictive covenants.

Council Tax Band: D

EPC Rating: C





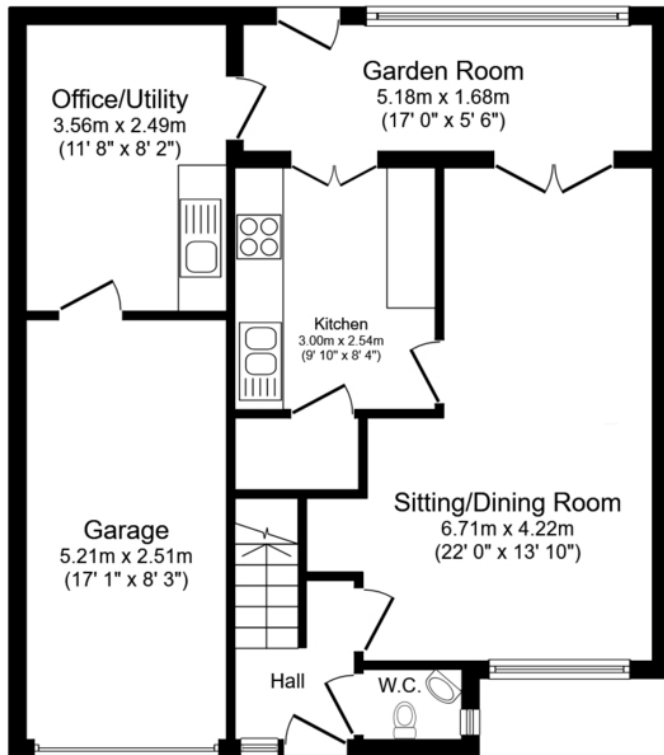
## Key Features

- Beautifully presented
- Three bedrooms
- Semi detached
- Newly refurbished
- Quartz stone kitchen worktop
- Garden
- Garage with ample driveway parking
- Living/dining room
- Garden room
- Potential to extend (stp)

## The Location

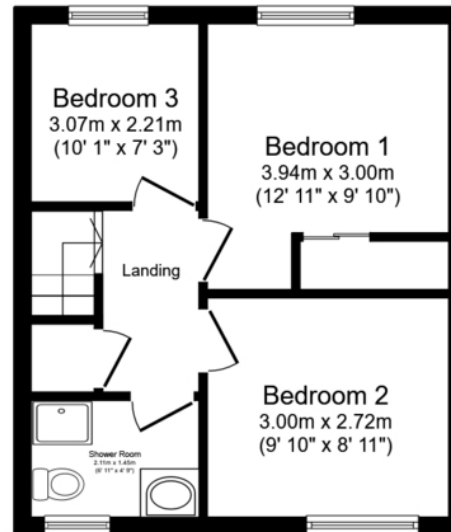
Kidlington is a large Oxfordshire village with many local amenities including a sports centre, police station, fire station, supermarkets, independent and national retailers, library, 2 doctors' surgeries, dentists, Post Office, 4 primary schools (including 1 Catholic) and 1 secondary school. There is 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.





### Ground Floor

Floor area 66.6 m<sup>2</sup> (716 sq.ft.)



### First Floor

Floor area 31.7 m<sup>2</sup> (341 sq.ft.)

**TOTAL: 98.2 m<sup>2</sup> (1,057 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](http://www.Propertybox.io)

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### 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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