



75 Evans Road, Eynsham, OX29 4QX  
£400,000 Freehold

THOMAS  
MERRIFIELD  
SALES LETTINGS



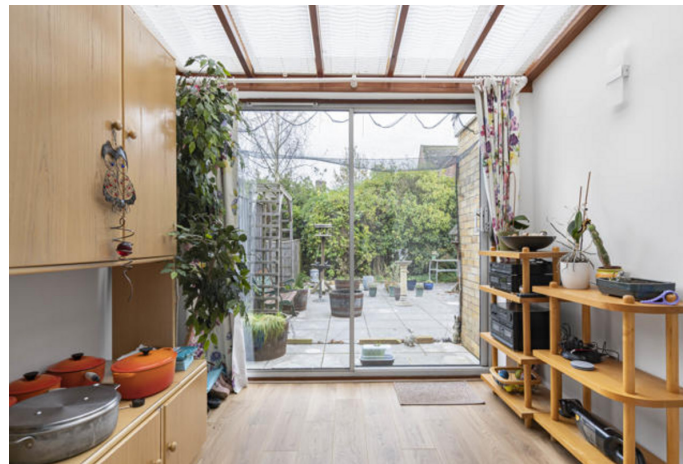


## The Property

A deceptively spacious linked semi-detached house having been extended to the ground floor to provide flexible accommodation. The property offers no upper chain and viewing is recommended. The accommodation comprises larger than average entrance hall, lounge/diner, kitchen, conservatory, family room/bedroom 4, shower room, off the hallway there is an additional shower room. Upstairs the master bedroom has an en-suite cloakroom along with 2 further bedrooms. Outside there is a low maintenance paved garden with hedging to the rear. To the front the garden is laid to lawn with double width driveway leading to a garage.

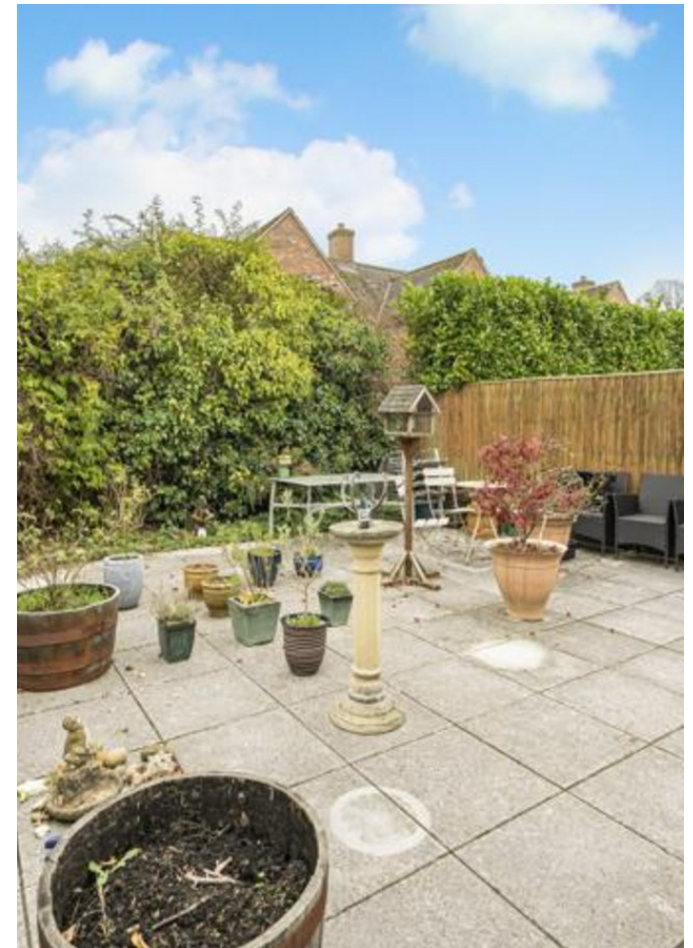
Additional information to note:

- All mains services are connected.
- Gas heating to radiators.
- OFCOM checker indicates that standard to ultrafast broadband is available at the property.
- OFCOM checker indicates there is limited mobile voice and data inside the property, with likely mobile voice and data with all networks outside.
- The property has artexed ceilings which may or may not contain asbestos.



EPC Rating: C  
Council Tax Band: D





## Key Features

- Extended Linked Semi
- Flexible Accomodation
- 3/4 Bedrooms
- 1/2 Reception Rooms
- Conservatory
- 2 Shower Rooms
- Garage
- Low Maintenance Garden
- Cul-De-Sac
- No Chain

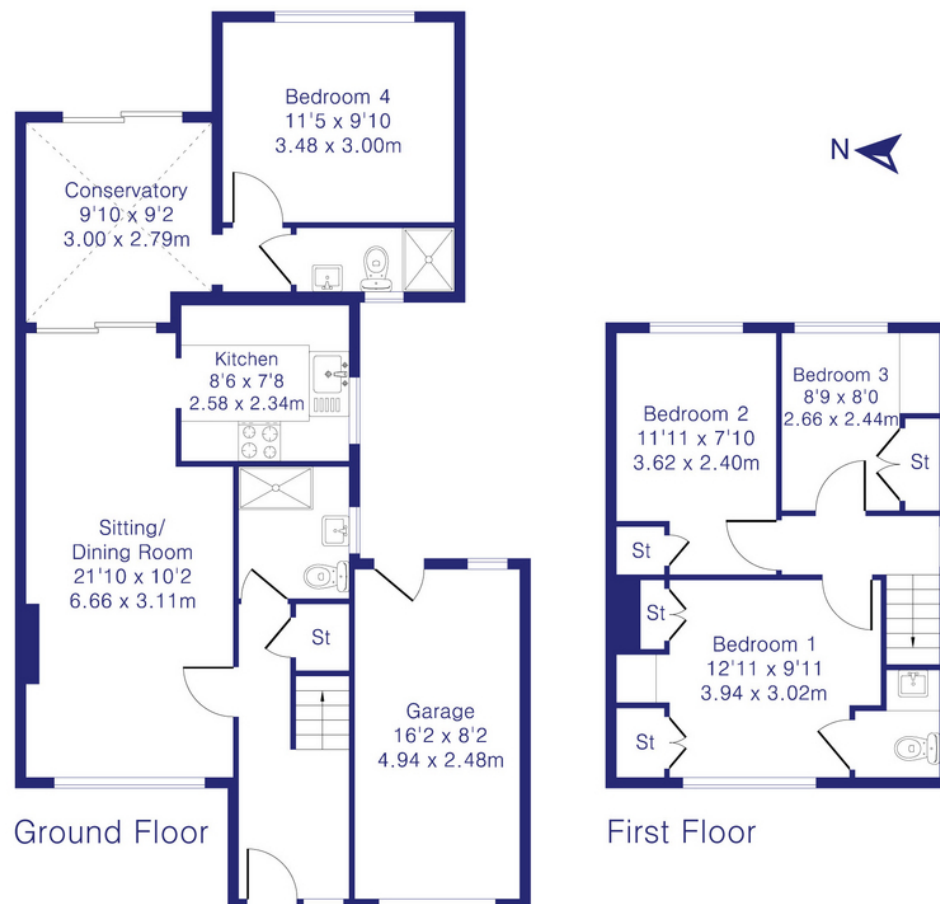
## The Location

Eynsham is a large self-sufficient village with shops and amenities, including primary and senior schools plus a large Co-op store, other small retail shops and offices, a few public houses and restaurants. The village is conveniently situated between Witney and Oxford, close to the River Thames and within easy reach of Long Hanborough and Oxford Train stations, giving quick access to London Paddington.

### Approximate Gross Internal Area 1129 sq ft - 105 sq m

Ground Floor Area 781 sq ft – 73 sq m

First Floor Area 348 sq ft – 32 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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