



18 Hayday Close, Yarnton, OX5 1FS

£380,000 Freehold

THOMAS  
MERRIFIELD  
SALES LETTINGS





## The Property

4 bedroom terraced house with a cloakroom, family bathroom, double glazing, air source heating and enclosed garden.

Additional information to note:

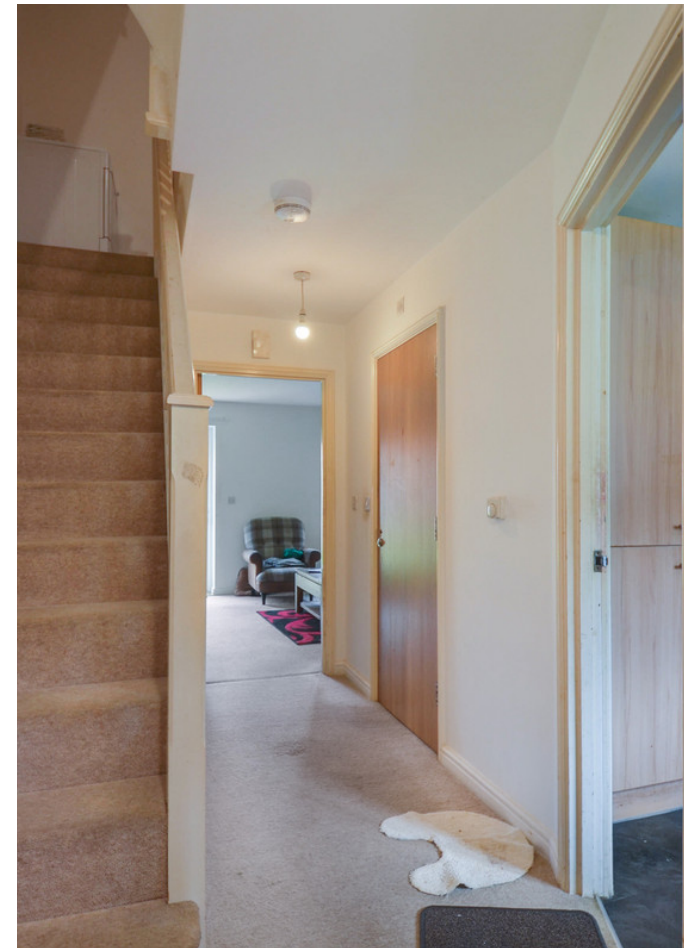
- All mains services are connected (except Gas)
- OFCOM checker confirms that standard to ultrafast broadband is available at the property.
- OFCOM checker confirms that indoors there is limited voice and data with EE, likely voice and limited data with Three, limited voice and no data for O2, and no voice or data with Vodafone. Outdoors that there is likely voice and data with all networks.

Council Tax Band: E

EPC Rating: B







## Key Features

- 4 Bedrooms
- Lounge
- Kitchen
- Cloakroom
- Family Bathroom
- Double Glazed
- Air Source Heat Pump for Heating
- Enclosed Garden

## The Location

Yarnton lies approximately 6 miles North of Oxford and has a well-regarded primary school. There is also a church, village hall, chemist, Doctors' Surgery, supermarket/post office, petrol station, pub, restaurant and garden centre. A more comprehensive range of shops and recreational amenities are available in nearby Woodstock and Kidlington. The School catchment is for Marlborough Secondary School in Woodstock and there is a regular bus service to Oxford with the M40 within 10 miles, giving access to London and The Midlands. The new Oxford Parkway railway station in Water Eaton Kidlington (c3 miles) provides easy access to London Marylebone in approximately 55 mins.

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

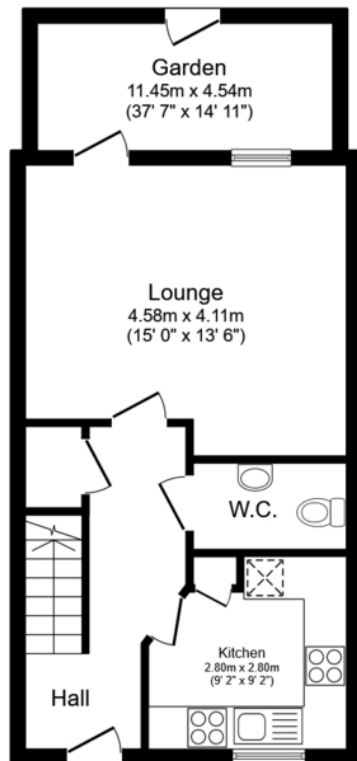
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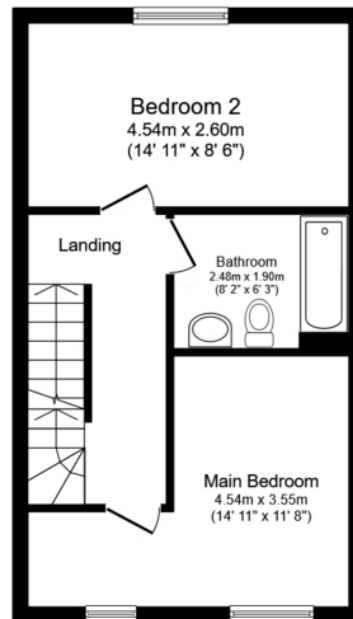
W [thomasmerrifield.co.uk](http://thomasmerrifield.co.uk)

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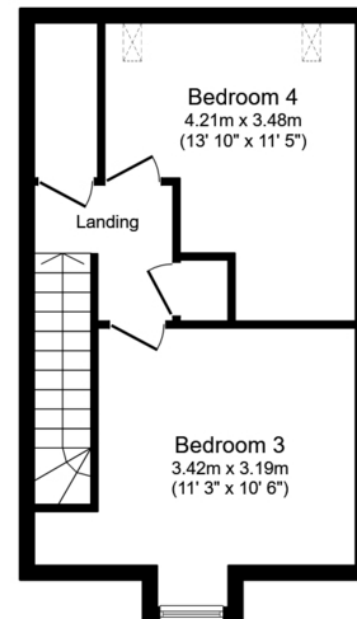
### Ground Floor

Floor area 45.8 m<sup>2</sup> (493 sq.ft.)



### First Floor

Floor area 37.5 m<sup>2</sup> (403 sq.ft.)



### Second Floor

Floor area 35.4 m<sup>2</sup> (381 sq.ft.)

TOTAL: 118.6 m<sup>2</sup> (1,277 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)