



24 Laburnum Crescent, Kidlington, OX5 1HB

Guide Price £375,000 Freehold

THOMAS
MERRIFIELD
SALES LETTINGS



The Property

Situated in the popular Garden city development an extended three bedroom home with a good sized rear garden.

Accommodation comprises entrance hall, sitting room, kitchen, dining room. On the first floor there are three bedrooms and a bathroom.

Driveway parking to the front with gated side access to rear garden. A good sized rear garden which is mainly laid to lawn.

Material Information to note:

- Mains gas, electric, drainage and water connected.
- According to OFCOM checker standard, superfast & ultrafast broadband is available.
- According to OFCOM checker indoor mobile voice & data limited with EE, O2, Vodafone & Three. Outdoor mobile voice & data likely with all networks.
- Please contact the office for details of covenants.
- The garage has a roof of sheet material which is/may be asbestos. This is considered to be safe if left undisturbed.
- Artex is present and if pre-1999 may contain low levels of asbestos which is considered safe if left undisturbed.



Council Tax Band: C

EPC Rating: D



Key Features

- Three bedrooms
- Semi detached
- Extended
- Sitting room
- Dining room
- Bathroom
- Parking
- Good sized rear garden
- No chain

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 55 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.

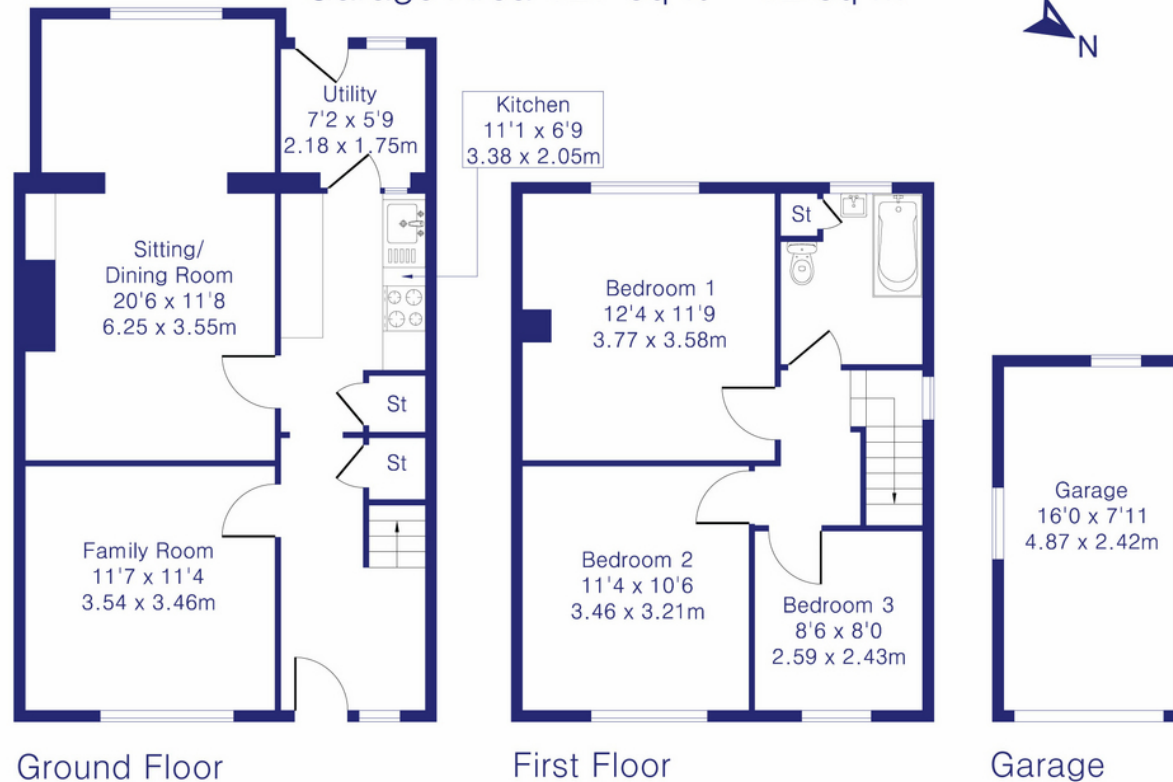


Approximate Gross Internal Area 1156 sq ft - 108 sq m

Ground Floor Area 582 sq ft – 54 sq m

First Floor Area 447 sq ft – 42 sq m

Garage Area 127 sq ft – 12 sq m



Thomas Merrifield and their clients give notice that:

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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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