



22 Blenheim Road, Kidlington, OX5 2HP

Offers Over £550,000 Freehold

THOMAS
MERRIFIELD
SALES LETTINGS



The Property

An attractive bay window extended semi-detached family home situated in a sought after convenient road providing access to schooling for all ages, Oxford Parkway Train Station and buses.

This well presented home offers deceptive accommodation and a large level garden for a growing family. As you enter the property the entrance porch gives access to the entrance hall with a bay windowed lounge with aspect to the front and a generous open plan lounge/diner/kitchen area with double doors leading to the garden. A door leads to a rear lobby with space for storage and appliances. Access leads to a modern shower room and an internal study/playroom with a further room providing additional storage space and door to the front. Upstairs there are 4 good sized bedrooms and a family bathroom.

Outside there is a lovely entertainment area with a large lawned area. To the front there is a gravelled driveway providing off street parking for several vehicles. Viewing is strongly recommended.

Additional information to note:

- All mains services are connected.
- OFCOM checker confirms standard to ultrafast broadband is available.
- OFCOM checker indicates there is limited voice and data mobile reception indoors, with likely voice and data outside.
- For information on restrictive covenants please contact the office.

EPC Rating: D

Council Tax Band: D





Key Features

- Extended Bay Window Semi-Detached
- 4 Bedrooms
- Bathroom and Shower Room
- Open Plan Living Space
- Separate lounge
- Utility Room
- Gas Heating
- Double Glazing
- Large Garden
- Driveway Parking

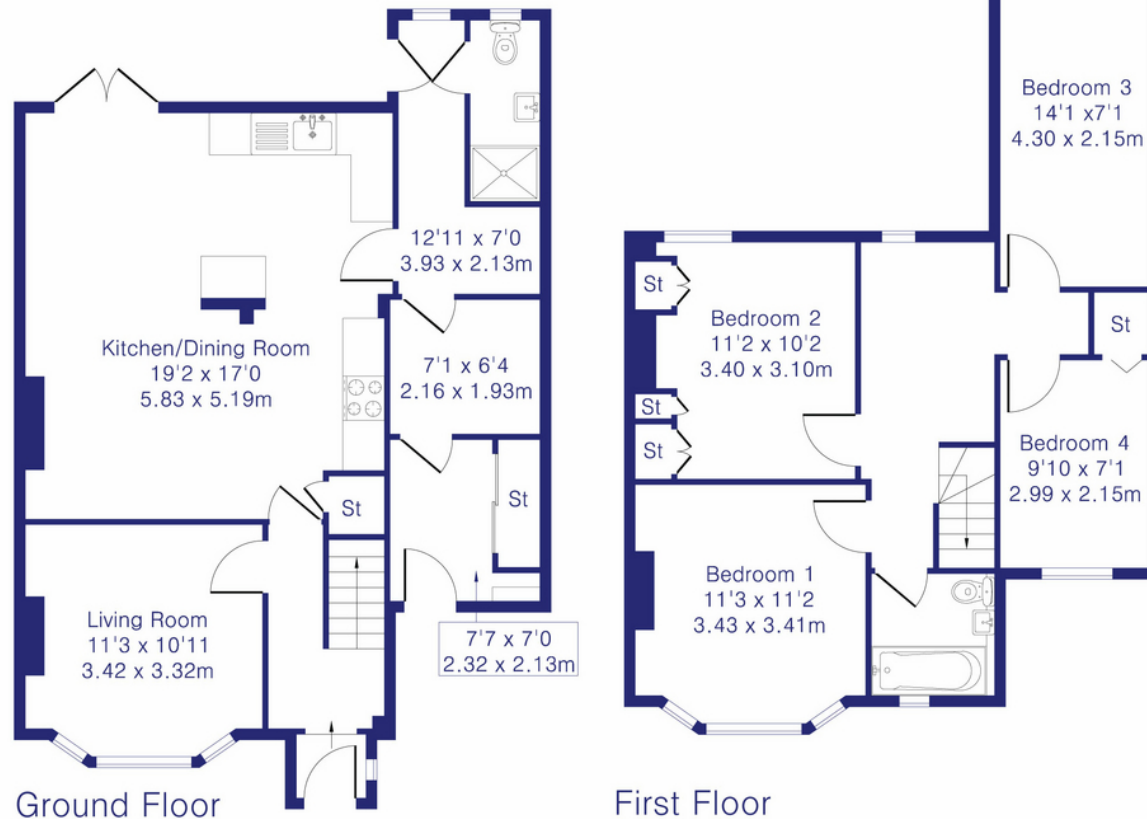
The Location

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 1276 sq ft - 119 sq m

Ground Floor Area 708 sq ft – 66 sq m

First Floor Area 568 sq ft – 53 sq m



Although Pink Plan Ltd ensures the highest level of accuracy, measurements of doors, windows and rooms are approximate and no responsibility is taken for error, omission or misstatement. These plans are for representation purposes only as defined by RICS code of measuring practise. No guarantee is given on total square footage of the property within this plan. The figure icon is for initial guidance only and should not be relied on as a basis of valuation.



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