



1a Green Road, Kidlington, OX5 2EU

£550,000 Freehold

THOMAS  
MERRIFIELD  
SALES LETTINGS



## The Property

An individual, deceptively spacious, modern built family home providing flexible accommodation over 2 floors. The property is offered with vacant possession and viewing is strongly recommended. Green Road provides an ideal location for the village High Street, schooling for all ages and bus stops with regular service to Oxford City Centre.

The property comprises spacious entrance hall, downstairs cloakroom, open plan lounge, dining area and kitchen, guest room with en-suite shower room, further double bedroom. Upstairs there is the master bedroom with good sized en-suite shower room, further double bedroom and family bathroom. Outside there is a manageable rear garden and gravelled/paved area to the front providing parking for 3/4 cars being accessed via a 5 bar gate.

Additional information to note:

- All mains services are connected.
- OFCOM checker indicates that standard to ultrafast broadband is available.
- OFCOM checker indicates that there is likely mobile and data with Three, 02 and Vodafone inside the property with limited EE availability. Outside there is likely mobile voice and data with all networks.
- Electric sub-station situated next to the property.
- Both bedrooms and bathroom upstairs have slopping ceilings.
- For information on restrictive covenants please contact the office.

EPC Rating: C

Council Tax Band: E





## Key Features

- Detached House
- 4 Bedrooms
- 2 Ensuites and Family Bathroom
- Flexible Accommodation
- Convenient Location
- Double Glazed
- Gas Heating to Radiators
- Garden and Parking
- No Chain
- Viewing Recommended

## The Location

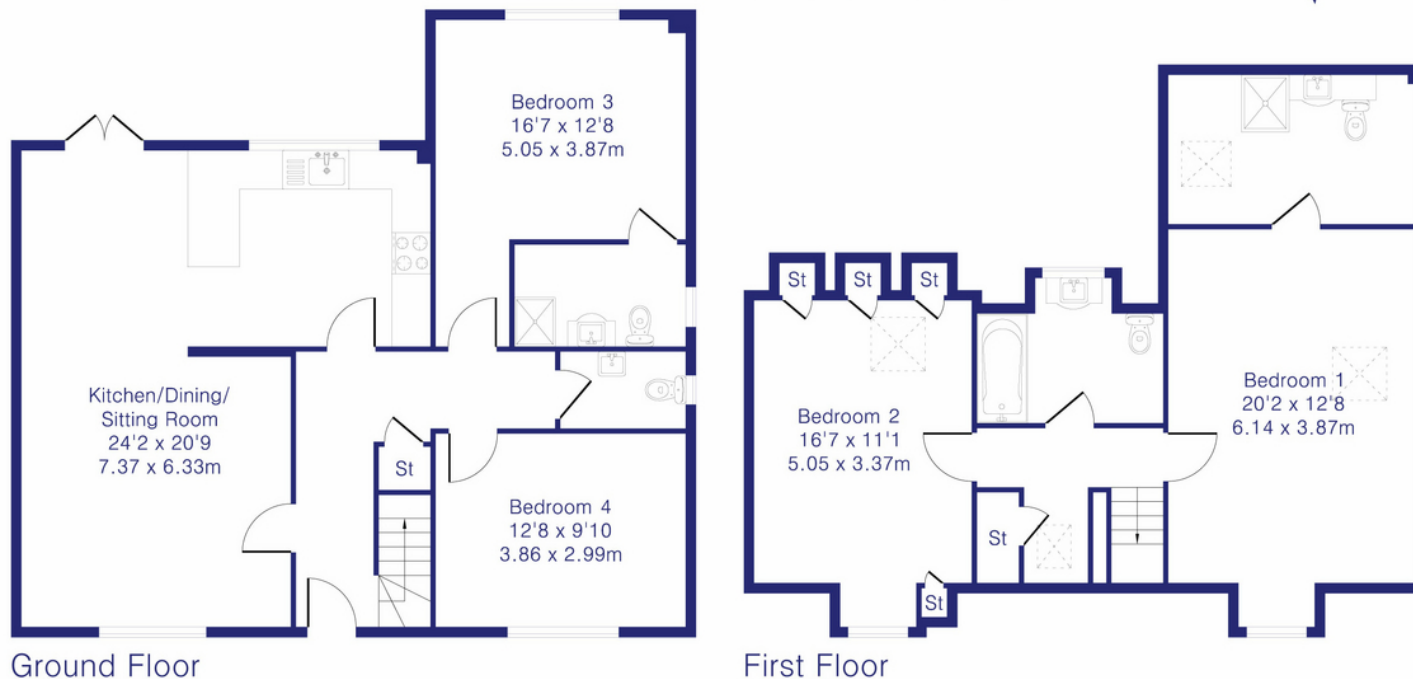
Kidlington is a large Oxfordshire village with many local amenities including a sports centre, police station, fire station, supermarkets, independent and national retailers, library, 2 doctors' surgeries, dentists, Post Office, 4 primary schools (including 1 Catholic) and 1 secondary school. There is 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 1560 sq ft - 145 sq m

Ground Floor Area 900 sq ft – 84 sq m

First Floor Area 660 sq ft – 61 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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### Kidlington Office

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