



42 Dashwood Avenue, Yarnton, OX5 1NJ

Guide Price £475,000 Freehold

THOMAS
MERRIFIELD
SALES LETTINGS



The Property

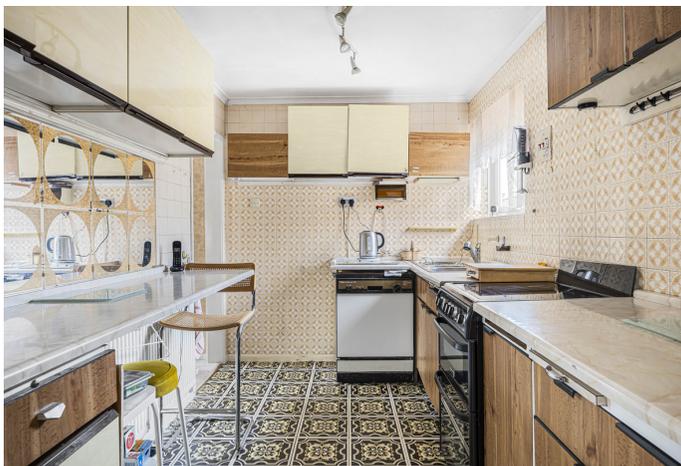
Situated in the popular village of Yarnton a spacious three bedroom detached bungalow being sold with no onward chain.

Accommodation comprises entrance hall, sitting room, dining room, conservatory, kitchen, bathroom, utility, shower room, WC.

To the front there is ample driveway parking and garage, with gated access on both sides of the bungalow. To the rear there is a large garden with patio area and remainder laid to lawn.

Material information to note.

- Mains electricity, gas and water are connected to this property
- According to OFCOM checker standard, superfast and ultrafast broadband is available at this property.
- According to OFCOM checker outdoor voice and data is likely with EE, Three, O2, Vodafone.
- According to OFCOM checker indoor voice & data is likely with Three & EE. Limited with O2 & Vodafone.



EPC Rating: TBC

Council tax: E

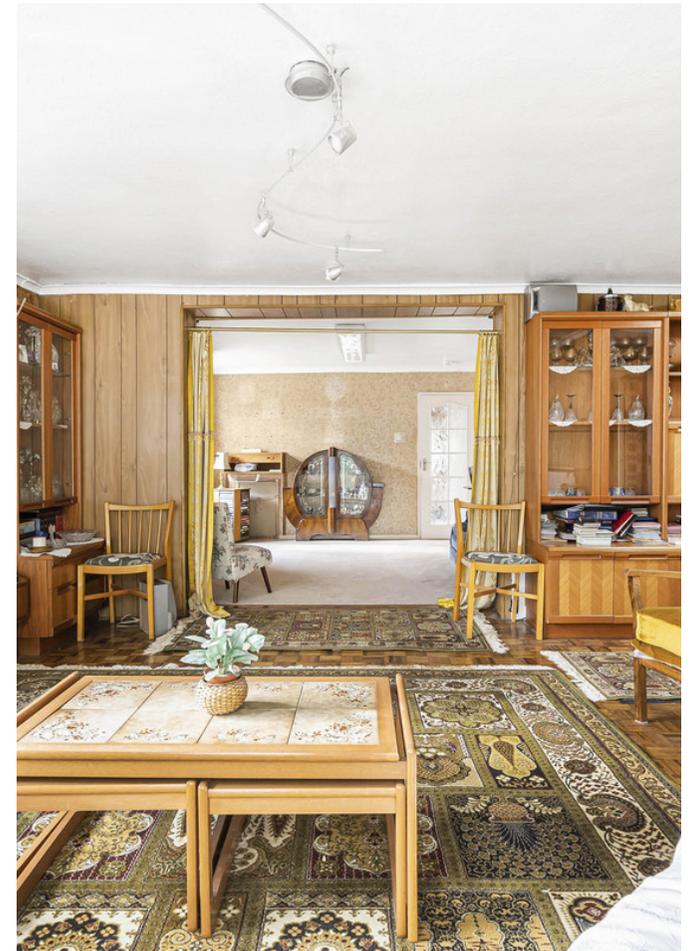


Key Features

- Village location
- Detached bungalow
- Three Bedrooms
- Sitting room
- Dining room
- Conservatory
- Kitchen
- Bathroom
- Shower room
- Utility

The Location

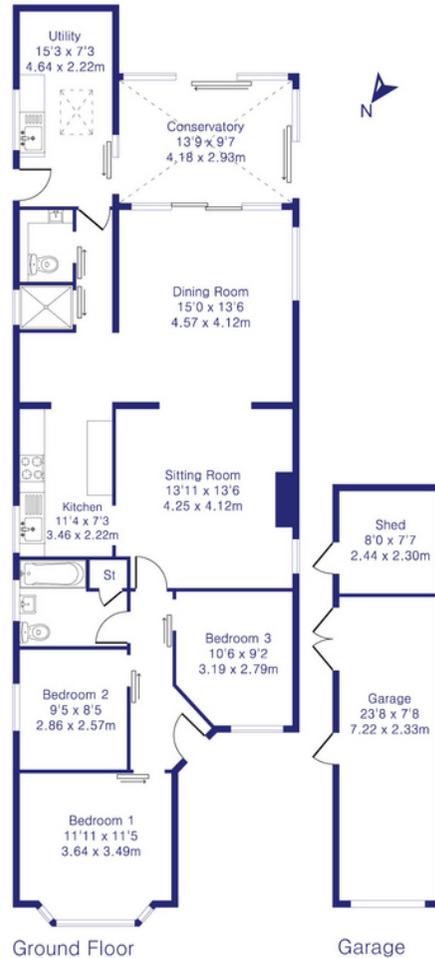
Yarnton lies approximately 6 miles North of Oxford and has a well-regarded primary school. There is also a church, village hall, chemist, Doctors' Surgery, supermarket/post office, petrol station, pub, restaurant and garden centre. A more comprehensive range of shops and recreational amenities are available 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.



Approximate Gross Internal Area 1544 sq ft - 144 sq m

Ground Floor Area 1300 sq ft – 121 sq m

Garage Area 244 sq ft – 23 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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