



3 Waverley Avenue, Kidlington, OX5 2NA  
£400,000 Freehold

THOMAS  
MERRIFIELD  
SALES LETTINGS



## The Property

An extended 3 bedroom semi-detached house offering deceptive accommodation to the ground floor and presented, in our opinion, in excellent decor. The property comprises, entrance porch, entrance hall, large living room, modern fitted kitchen/diner, rear lobby and shower room. Upstairs there are 3 bedrooms and a shower room with separate W.C. Outside there is a detached utility room, pleasant gardens to front and rear with driveway parking.

Additional information to note:

- All main services are connected.
- OFCOM checker indicates standard to ultrafast broadband is available.
- OFCOM checker indicates that there is likely mobile voice and data with Three and Limited with other networks inside the house with likely voice and data outside with all networks.
- Photos taken prior to current tenancy

Council Tax Band: C

EPC Rating: C







## Key Features

- Semi-Detached House
- Extended to Ground Floor
- 3 Bedrooms
- 2 Shower Rooms
- Larger than Average Accommodation
- Gas Heating to Radiators
- Garden & Parking
- Detached Utility Room
- Well Presented
- No Onward 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 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.

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

1B The Hampden Building, High Street  
Kidlington, Oxfordshire, OX5 2DH

T 01865 379 880

E [kidlington@thomasmerrifield.co.uk](mailto:kidlington@thomasmerrifield.co.uk)

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

THOMAS  
MERRIFIELD

SALES LETTINGS



Outbuilding

Ground Floor

First Floor

Total Approx. Floor Area 1079 Sq.Ft. (100.20 Sq.M.)

All items illustrated on this plan are included in the "Total Approx Floor Area"