



47 Laburnum Crescent, Kidlington, OX5 1HA

Offers In Excess Of £425,000 Freehold

THOMAS
MERRIFIELD
SALES LETTINGS



The Property

Situated in this popular location a beautifully presented and extended three bedroom semi detached home.

Accommodation comprises entrance hall, sitting room, open plan and extended kitchen/dining/family room with doors opening on to the rear garden.

On the first floor there are three bedrooms and a family bathroom.

Ample driveway parking to the front with gated side access. South/westerly facing rear garden.

The property is ideally located for easy access to local schools, parks and bus stops.

Additional information to note:

- Mains gas, electricity and drainage are connected.
- OFCOM checker indicates that standard, superfast and ultrafast broadband is available at the property.
- According to OFCOM there is limited voice and data with EE, Three, Vodafone & O2. Outside voice and data likely with all networks.

EPC Rating: C

Council Tax Band: C





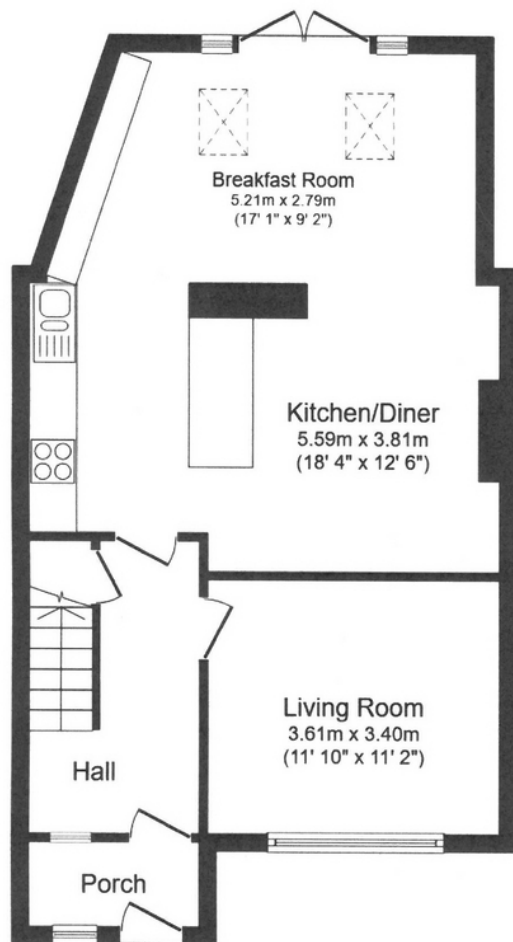
Key Features

- Extended semi detached
- Three bedrooms
- Sitting room
- Kitchen/dining/family
- Bathroom
- Driveway parking
- South/westerly facing rear garden
- Easy reach of local schools
- Close to parks

The Location

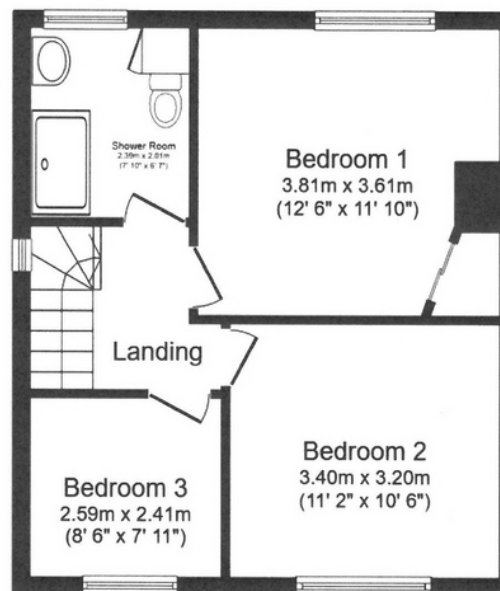
Kidlington is a large Oxfordshire village with many local amenities including a sports centre, police station, fire station, supermarkets, independent and national retailers, library, 2 doctors' surgeries, dentists, Post Office, 4 primary schools (including 1 Catholic) and 1 secondary school. There is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





Ground Floor

Floor area 57.7 sq.m. (621 sq.ft.)



First Floor

Floor area 40.9 sq.m. (440 sq.ft.)

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

W thomasmerrifield.co.uk

THOMAS
MERRIFIELD

SALES LETTINGS