



58 Cherwell Avenue, Kidlington, OX5 2JW

Guide Price £400,000 Freehold

THOMAS  
MERRIFIELD  
SALES LETTINGS





## The Property

A beautiful three bedroom family home which has been extended to offer spacious and flexible accommodation.

The accommodation comprises entrance hall, study, cloak room, open plan living, dining, kitchen with bi-fold doors leading on to the rear garden.

On the first floor there are 2 bedrooms and a family bathroom. On the second floor is the master bedroom which enjoys a southerly aspect.

Driveway parking to the front of the property with gated side access. Rear garden mainly laid to lawn.

Material information to note:

- All mains services connected
- OFCOM checker indicates that standard, superfast and ultrafast broadband is available.
- OFCOM checker indicates that there is limited voice and data indoor with EE, Vodafone, Three & O2. Outside voice & data likely with EE, O2, Three & Vodafone.
- Please contact the office for details of restrictive covenants.



Council Tax Band: C  
EPC Rating: C



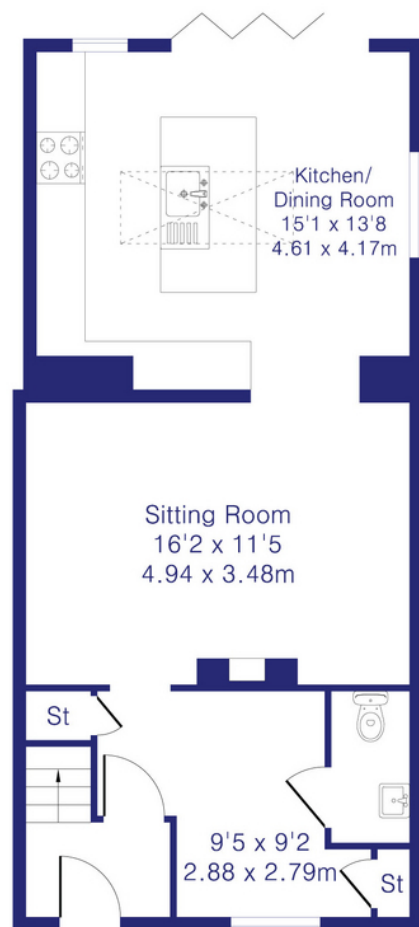


## Key Features

- Three bedrooms
- Extended
- Open plan kitchen, dining, living room
- Study
- Cloak room
- Bathroom
- Southerly facing rear 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.



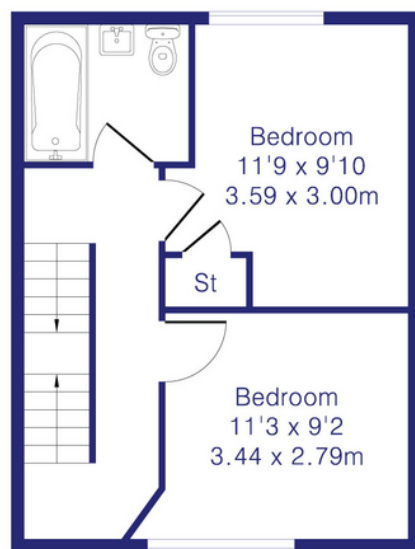
Ground Floor

## Approximate Gross Internal Area 1103 sq ft - 102 sq m

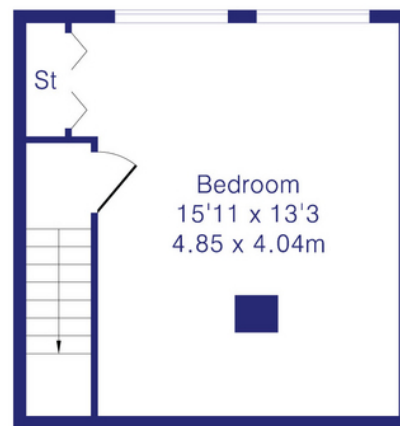
Ground Floor Area 539 sq ft – 50 sq m

First Floor Area 324 sq ft – 30 sq m

Second Floor Area 240 sq ft – 22 sq m



First Floor



Second Floor

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

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