



3 Elm Grove, Kidlington, OX5 1DR
£600,000 Freehold

THOMAS
MERRIFIELD
SALES LETTINGS



The Property

A mid terraced 5 bedroom mid terraced house with additional studio annexe making an ideal multi generational family home located in the popular Garden City development which is close to local shops and Oxford Parkway Train Station.

This deceptively spacious home comprises: External porch, entrance hall, cloakroom, lounge, diner/family room, extended fitted kitchen and conservatory to the ground floor.

To the first floor there are 4 double bedrooms and a good sized single bedroom along with a family bathroom. The property is complimented by gas heating to radiators and double glazing.

Outside there is courtyard paved garden with driveway parking to the front for 3/4 cars. To the side of the property there is a separate studio annexe with living/kitchen area, bedroom and shower room.

EPC Rating: C

Council Tax Band: D

Council Tax Band Annexe: A





Key Features

- Mid Terraced House
- 5 Bedrooms
- Studio Annexe
- Fitted Kitchen
- Cloakroom and Bathroom
- Off Street Parking
- Courtyard Garden
- Popular Location
- Ideal Family Home
- 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 1471 sq ft - 136 sq m

Ground Floor Area 737 sq ft – 68 sq m

First Floor Area 734 sq ft – 68 sq m



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