



77 Chorefields, Kidlington, OX5 1SY

Guide Price £385,000 Freehold

THOMAS
MERRIFIELD
SALES LETTINGS



The Property

Situated towards the end of this popular close and within easy reach of Kidlington village centre a three bedroom link detached home.

Accommodation comprises entrance hall, living room, kitchen/breakfast room, conservatory, three bedrooms, bathroom.

Garage with driveway parking. Rear garden with gated side access.

Property is being sold with no onward chain.

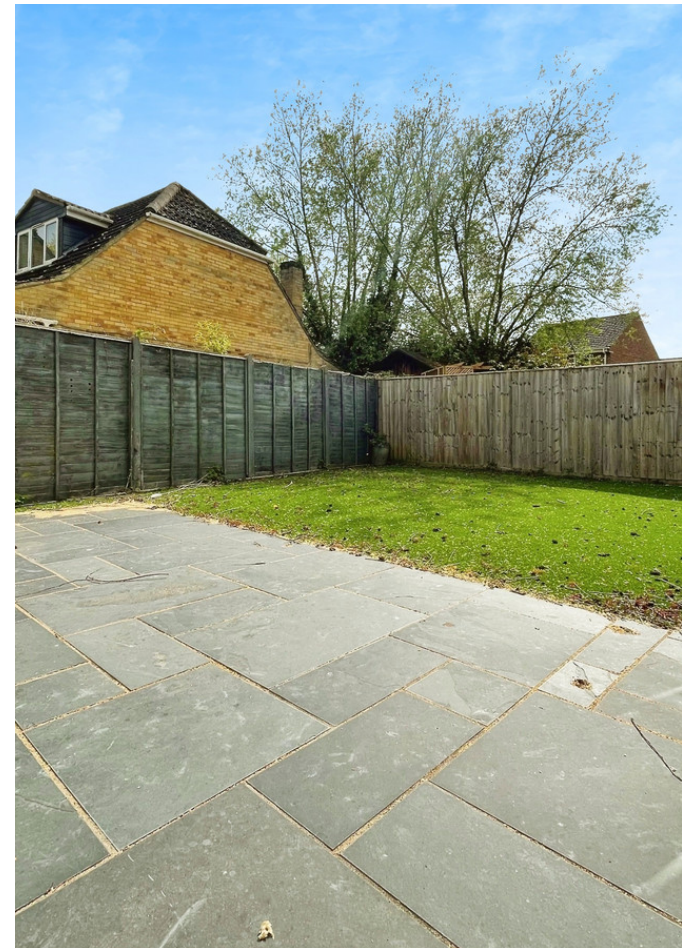
Material information to note.

- 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 is likely with O2 , Limited with Three, EE and Vodafone. Indoor data is limited with Three, EE, Vodafone and O2.



Council Tax Band: D

EPC Rating: C

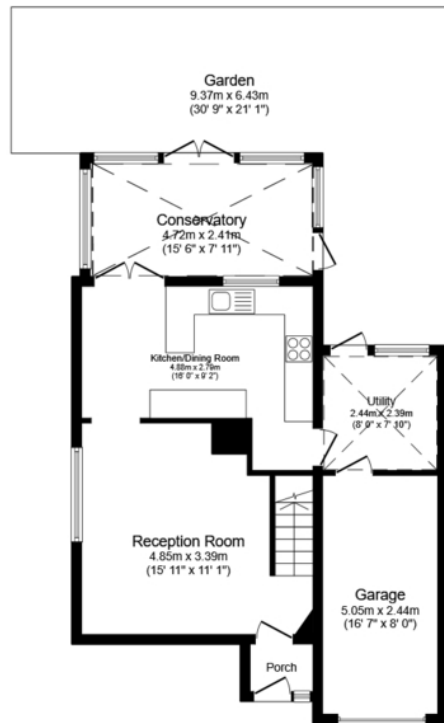


Key Features

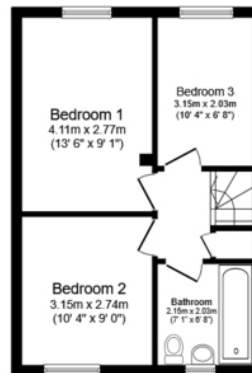
- Three bedrooms
- Link detached
- Living room
- Kitchen/ breakfast room
- Conservatory
- Bathroom
- Garage
- Driveway parking
- Garden
- No chain

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.



Ground Floor
Floor area 69.9 sq.m. (753 sq.ft.)



First Floor
Floor area 36.1 sq.m. (388 sq.ft.)

Total floor area: 106.0 sq.m. (1,141 sq.ft.)

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientations are approximate. No details are guaranteed, they cannot be relied upon for any purpose and do not form any part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.Propertybox.io

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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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