



80 Hazel Crescent, Kidlington, OX5 1EJ

Guide Price £465,000 Freehold

THOMAS
MERRIFIELD
SALES LETTINGS



The Property

A well presented and extended three bedroom semi detached property with garage and driveway parking situated in the popular Garden City location.

Offering spacious and flexible accommodation to include entrance hall, living room, dining room, kitchen & utility, cloak room, snug with patio doors opening onto the rear garden.

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

Gardens to front and rear with gated side access. Garage and driveway parking to the front.

The property is located within easy reach of local park, school and bus stops.

Material Information to note:

- Mains gas, electric, drainage and water connected.
- According to OFCOM checker standard, superfast & ultrafast broadband is available.
- According to OFCOM checker indoor mobile voice & data limited with EE & Vodafone, voice likely with Three & O2, data limited Three & O2. Outdoor mobile voice & data likely with EE, O2, Vodafone & Three.

Council Tax Band: C

EPC Rating: TBC





Key Features

- Semi detached
- Extended
- Three bedrooms
- Living room
- Dining room
- Snug
- Bathroom
- Kitchen & Utility
- Front & rear garden
- Garage with 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 55 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 1230 sq ft - 114 sq m

Ground Floor Area 809 sq ft – 75 sq m

First Floor Area 421 sq ft – 39 sq m



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



Although Pink Plan Ltd ensures the highest level of accuracy, measurements of doors, windows and rooms are approximate and no responsibility is taken for error, omission or misstatement. These plans are for representation purposes only as defined by RICS code of measuring practise. No guarantee is given on total square footage of the property within this plan. The figure icon is for initial guidance only and should not be relied on as a basis of valuation.

