



34 Beech Crescent, Kidlington, OX5 1DP

£425,000 Freehold

THOMAS
MERRIFIELD
SALES LETTINGS



The Property

Situated in a quiet road forming part of Garden city we are delighted to offer this deceptively spacious 3 bedroom semi-detached house having been extended to the ground floor and presented in good decorative condition. The owner has recently had a new gas boiler installed which is still under warranty.

The property is ideally situated for Oxford Parkway train station, regular bus routes, Oxfordshire canal and shopping.

Additional information to note:

- All mains services are connected.
- Garage roof is corrugated asbestos.
- Upstairs there are artexed ceilings which may or may not contain asbestos.
- OFCOM checker indicates that standard to ultrafast broadband is available at the property.
- OFCOM checker indicates that there is limited voice and data with EE and Vodafone, with likely voice with Three and O2 inside the house. There is likely voice and data outside the house with all networks.

EPC Rating: E

Council Tax Band: C





Key Features

- Extended Semi-Detached House in Quiet Road
- Ideal Family Home
- Close to Train Station
- Modern Kitchen and Bathroom
- 2 Reception Rooms
- 3 good sized Bedrooms
- Pleasant Garden
- Garage and Parking
- Popular Location
- Gas Radiator Central Heating and Double Glazing

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.



Garage

Ground Floor

First Floor

Total Approx. Floor Area 1217 Sq.Ft. (113.10 Sq.M.)

All items illustrated on this plan are included in the "Total Approx Floor Area"

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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.

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