



62 Benmead Road, Kidlington, OX5 2AX

Guide Price £560,000 Freehold

THOMAS  
MERRIFIELD  
SALES LETTINGS





## The Property

Situated in this popular road and within easy reach of Kidlington village centre a three bedrooms, originally 4, detached home.

Accommodation comprises entrance hall, dining room, kitchen, living room with sliding door on to patio area, cloak room, conservatory with doors opening on to a flagstone paved area and mature rear garden with shed. On the first floor there are three bedrooms, originally 4, and bathroom.

To the front of the property there is a well maintained garden and driveway leading to a garage. Gated side access to the good sized rear garden.

Within easy reach of primary school, local park and just a short distance from the Village centre this is a wonderful opportunity to purchase a lovely home.

Material information to note:

- All mains services connected.
- OFCOM checker indicates that standard to ultrafast broadband is available.
- OFCOM checker indicates that voice & data is likely inside with O2, but limited with Vodafone, EE and Three. Outside voice & data likely with all networks.

Council Tax Band: E

EPC Rating: E







## Key Features

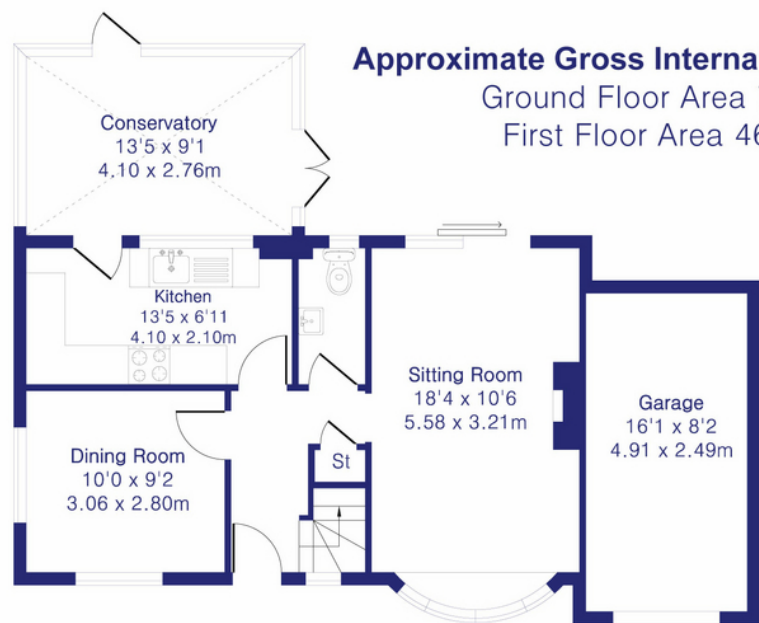
- Detached
- 3 Bedrooms
- Living room
- Dining room
- Kitchen
- Cloak room
- Conservatory
- Bathroom
- Front & rear gardens
- Garage with driveway parking

## The Location

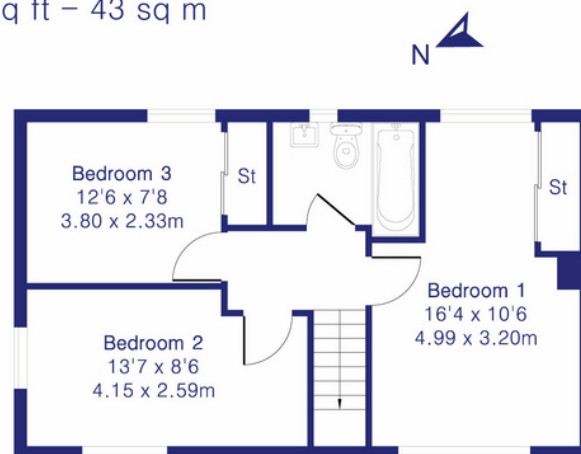
Kidlington is a large Oxfordshire village with many local amenities including a sports centre, police station, fire station, supermarkets, independent and national retailers, library, 2 doctors' surgeries, dentists, Post Office, 4 primary schools (including 1 Catholic) and 1 secondary school. There is 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 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



First Floor

**Approximate Gross Internal Area 1197 sq ft - 112 sq m**

Ground Floor Area 737 sq ft – 69 sq m

First Floor Area 460 sq ft – 43 sq m



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.



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