



7 Dashwood Avenue, Yarnton, OX5 1NH
£425,000 Freehold

THOMAS
MERRIFIELD
SALES LETTINGS



The Property

We are delighted to offer this deceptively spacious extended 3 bedroom semi-detached bungalow presented in good decorative condition and an internal inspection is strongly recommended. The accommodation comprises: Good size entrance hall, bay window lounge, "L" shaped kitchen/diner, large master bedroom with en-suite shower room, 2 further bedrooms, family bathroom, garage and driveway parking for 2/3 cars, pleasant rear garden. The property is complimented by gas heating to radiators and double glazing.

Additional information to note:

- All mains services are connected
- OFCOM checker indicates that standard to ultrafast broadband is available at the property.
- OFCOM checker indicates either limited or none mobile voice and data inside the property, with likely voice and data outside.

EPC Rating: C

Council Tax Band: D





Key Features

- Extended Semi-Detached
- Deceptively Spacious
- 3 Bedrooms
- Ensuite and Bathroom
- Modern Kitchen
- Garage and Driveway
- Pleasant Rear Garden
- Gas Heating to Radiators
- Highly Sought After Location
- 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.

Approximate Gross Internal Area 1193 sq ft - 111 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 practice. 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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