



231 Oxford Road, Kidlington, OX5 2NZ

Guide Price £570,000 Freehold

THOMAS  
MERRIFIELD  
SALES LETTINGS





## The Property

A beautifully presented and extended three bedroom semi detached home which has been updated by the current owners.

Accommodation comprises entrance hall, living room, kitchen/dining room, utility and downstairs cloak room.

On the first floor there are three bedrooms and family bathroom with separate shower.

Garden to front with gated side access. A good sized rear garden with patio area with remainder laid to lawn.

Driveway parking and garage.

The property is ideally located for easy access to local bus stop, local shops and school.

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 coverage is good in home & outdoor with Vodafone & O2. EE & Three good outdoor.
- Properties built pre-2000 may contain asbestos in certain materials used in their construction or in subsequent building work. Examples of these materials are; Artex, vinyl tiles, sheet boards, corrugated roofing, pipework and lagging/insulation. These are generally considered safe unless disturbed but prospective buyers must take their own advice.

Council Tax Band: C

EPC Rating: C







## Key Features

- Extended semi detached
- Three Bedrooms
- Living room
- Kitchen/dining room
- Utility
- Cloak room
- Bathroom
- Front and rear gardens
- Garage with driveway parking
- 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.

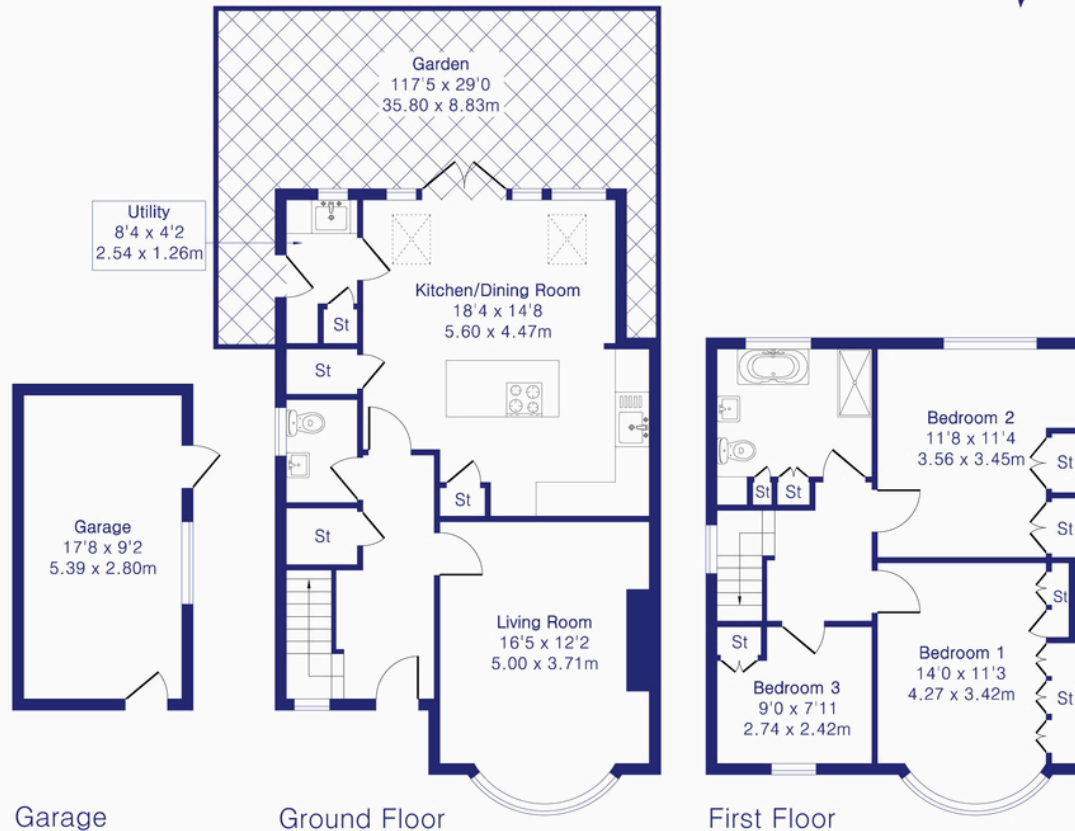


**Approximate Gross Internal Area 1176 sq ft - 109 sq m  
(Excluding Garage)**

Ground Floor Area 654 sq ft – 61 sq m

First Floor Area 522 sq ft – 48 sq m

Garage Area 162 sq ft – 15 sq m



Floor plan produced in accordance with RICS Property Measurement 2nd Edition. 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 and no guarantee is given on the 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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