



50 Kidlington Road, Islip, OX5 2ST
Offers In Excess Of £590,000 Freehold

THOMAS
MERRIFIELD
SALES LETTINGS



The Property

Extended by the current owners and beautifully presented this 4 bedroom semi detached home must be viewed.

The accommodation comprises entrance hall, sitting room, a lovely open plan kitchen/dining/family room with doors opening onto the rear garden. Utility room, cloakroom and snug.

On the first floor the main bedroom benefits from a dressing area and ensuite. Three further bedrooms and family bathroom.

To the front of the property there is ample driveway parking. The rear garden offers a good sized patio area with the remaining garden mainly laid to lawn and enjoying views over country side.

Material information to note:-

- Mains gas, electricity, water and drainage.
- According to OFCOM Standard and Superfast broadband are available (checker.ofcom.org.uk)
- According to OFCOM you are likely to have good voice & data outside, inside none with EE & Three and Limited with Vodafone and O2.



Council Tax Band: D

EPC Rating: C



Key Features

- Village location
- Extended semi detached
- 4 Bedrooms
- Master bedroom with ensuite
- Sitting room
- Kitchen/dining/family room
- Utility
- Cloak room
- Ample driveway parking
- Good sized rear garden

The Location

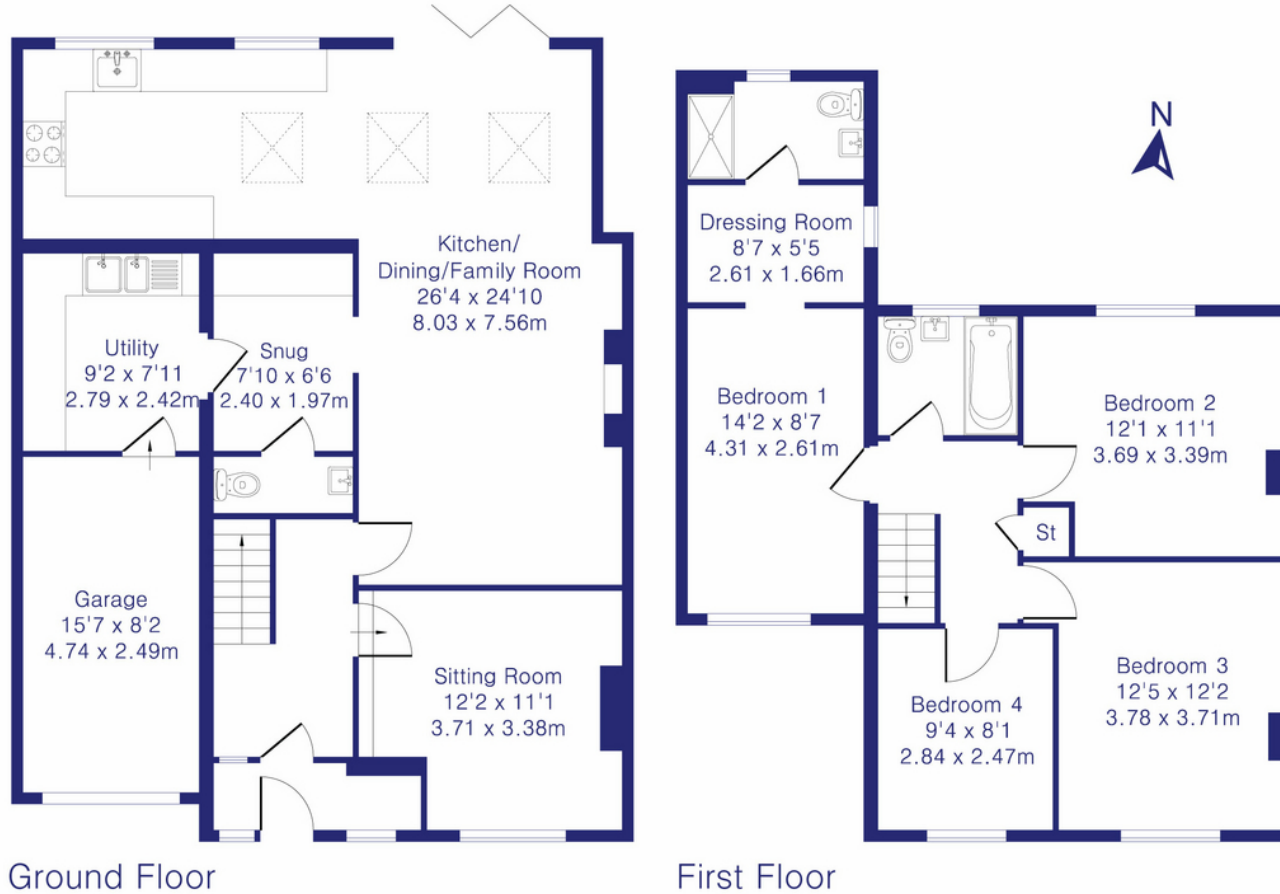
Islip is a sought after village located only c.5 miles North of Oxford with the benefit of a railway station in the village and the new Oxford Parkway railway station now open in Kidlington further benefiting travel to London Marylebone in approximately 55 minutes. The village is ideally located giving easy access to the M40 (junction 9 c.3 miles). There is also a village school, a church, village hall with a general store, pub and a health centre.



Approximate Gross Internal Area 1636 sq ft - 152 sq m

Ground Floor Area 975 sq ft – 91 sq m

First Floor Area 661 sq ft – 61 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.

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