



3 Hampden Drive, Kidlington, OX5 2LP

Guide Price £475,000 Freehold

THOMAS  
MERRIFIELD  
SALES LETTINGS



## The Property

A refurbished three bedroom detached bungalow with ensuite to master bedroom, driveway parking and a good sized garden. No Chain.

Accommodation comprises entrance hall, living/dining room, conservatory, kitchen, bathroom, master bedroom with ensuite, 2 further bedrooms.

Front and rear gardens with side access. Driveway parking.

No 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 and Three. Good outdoor with EE.
- 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: D

EPC Rating:





## Key Features

- Detached bungalow
- Refurbished
- Three bedrooms
- Master bedroom with ensuite
- Bathroom
- Kitchen
- Conservatory
- Gardens
- Driveway parking
- No chain

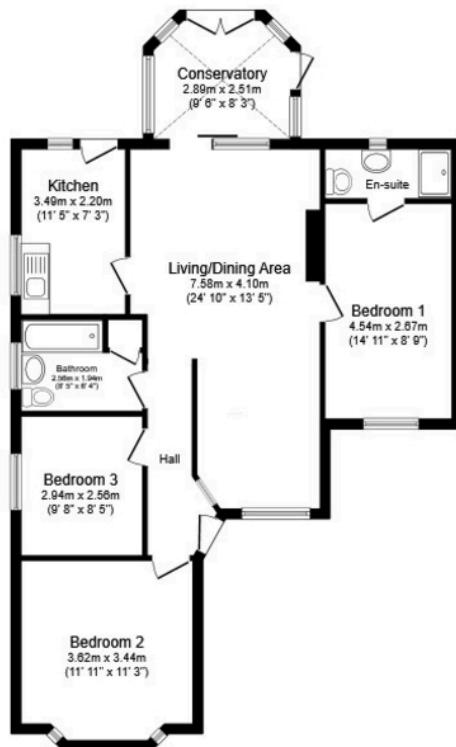
## The Location

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.



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**Ground Floor**  
Floor area 88.3 sq.m. (951 sq.ft.)

**Total floor area: 88.3 sq.m. (951 sq.ft.)**

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientations are approximate. No details are guaranteed, they cannot be relied upon for any purpose and do not form any part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by [www.Propertybox.io](http://www.Propertybox.io)

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