

## Waverley Avenue, Kidlington, OX5

Guide Price £385,000

 3  1  2



This three bedroom family home has been well maintained and offers potential for further extension subject to planning permission. The accommodation is arranged over two floors and comprises; entrance porch, entrance hall, open plan sitting/dining room, kitchen and conservatory on the ground floor. The first floor offers three bedrooms and a family bathroom. The large rear garden is mainly laid to lawn with the benefit of side access. There is a single garage and off street parking. The location is a residential area, popular with young families and professionals and with easy access to Oxford Parkway, a fantastic location should you require to commute into London.

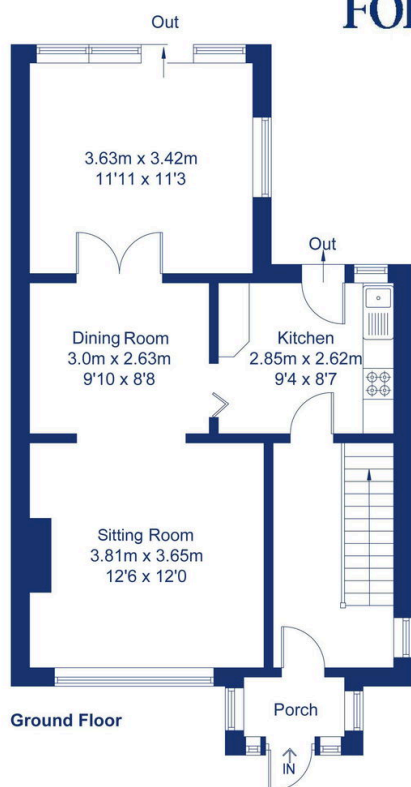
### Key Features

- Three bedrooms
- Large rear garden
- Single garage and off street parking
- Potential to extend subject to planning
- Located in Kidlington with excellent amenities
- Oxford Parkway station near for access to London
- Great local schools nearby
- EPC rating awaited
- Vacant possession upon completion
- Pedestrian side access to the rear



**FORTNUMS**  
ESTATES

Approximate Gross Internal Area = 88.80 sq m / 956 sq ft  
For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement Standards.  
Not to scale, for illustration and layout purposes only.  
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