

FOR SALE



Sterling Road, Kidlington
Guide Price £535,000


MARTIN&CO



Sterling Road, Kidlington

4 Bedrooms, 2 Bathroom

Guide Price £535,000

Key Points:

- Four Bedrooms
- Potential to Extend STPP
- Off Road Parking and Garage
- Spacious Living Room
- Large South-West Rear Garden
- No Onward Chain
- Council Tax Band: E
- Detached House
- EPC Rating: C
- Vacant Possession- End of April 2025
- Local Amenities Nearby



Score	Energy rating	Current	Potential
92+	A		
81-91	B		82 B
69-80	C	70 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

Martin & Co welcome this well-designed and spacious Four Bed Detached House situated on Sterling Road in Kidlington. The property is being sold with No Onward Chain and Vacant Possession.

The property welcomes you with a generous living room measuring 6.77m x 3.58m (22'3" x 11'9"), featuring a bay window that allows for ample natural light and creates a bright and inviting atmosphere. The kitchen, measuring 3.48m x 3.34m (11'5" x 11'0"), is thoughtfully designed and includes convenient access to a cupboard for extra storage. A connecting garage (5.28m x 2.72m, 17'4" x 8'11") offers additional storage.

The first floor accommodates four well-proportioned bedrooms, ideal for families or those needing versatile spaces. The primary bedroom measures 4.20m x 2.70m (13'10" x 8'10") includes built-in wardrobes and an En-Suite Shower Room. The second bedroom (3.63m x 2.65m, 11'11" x 8'8") also features ample wardrobe space. Two additional bedrooms, measuring 3.02m x 2.73m (9'11" x 9'0") and 2.90m x 2.71m (9'10" x 8'11"), offer flexibility for guest rooms, home offices, or play areas.

A well-appointed bathroom serves the upper floor. The layout is thoughtfully arranged to maximize space and flow, making this home an excellent choice for modern living.

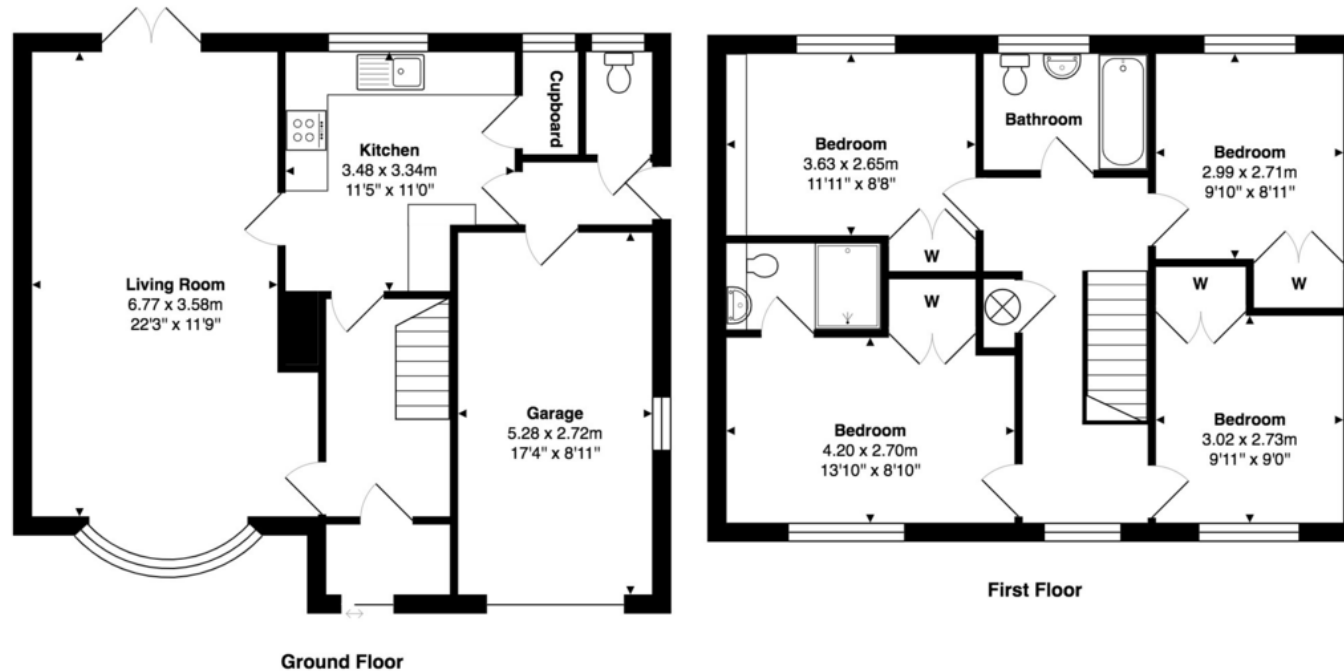
Sterling Road is situated in Kidlington and falls under the jurisdiction of the Cherwell local authority. In terms of education, North Kidlington Primary School is conveniently located about 440 yards away, making it easily accessible for families with young children. For older students, Gosford Hill School is approximately half a mile from Sterling Road.

Healthcare facilities are also within close reach. The Key Medical Practice is situated around 200 yards from Sterling Road, providing accessible medical services. Additionally, the Kidlington Dental Centre is approximately 110 yards away, ensuring dental care is readily available.

Transportation options include the Oxford Parkway railway station, located about 1.4 miles from Sterling Road, offering convenient rail connections.

Overall, Sterling Road in Kidlington presents a suburban setting with a mix of housing options, accessible educational institutions, healthcare facilities, and transportation links, making it a desirable location for families and individuals seeking a balanced lifestyle.





Approximate Gross Internal Area

129.3 m² ... 1392 ft²

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms, and any other items are approximate. No responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purpose only and should be used as such.
Drawn by E8 Property Services. www.e8ps.co.uk



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