

FOR SALE



Hampden Drive, Kidlington
Guide Price £475,000


MARTIN&CO

Hampden Drive, Kidlington

Key Notes:

- Private Rear Garden
- Local Amenities Nearby
- Good Bus Routes to Centre of Oxford
- Hot Tub Included
- Summer House in Rear Garden
- Council Tax Band: D
- Additional Ground Floor Office/Study Room
- Wet Room
- Spacious Rear Garden
- Garage
- Semi-Detached House
- Tenure: Freehold
- Driveway Parking- Multiple Vehicles

Score	Energy rating	Current	Potential
92+	A		
81-91	B		84 B
69-80	C	72 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		



Martin & Co proudly present this charming Three-Bedroom Semi-Detached House on Hampden Drive, Kidlington.

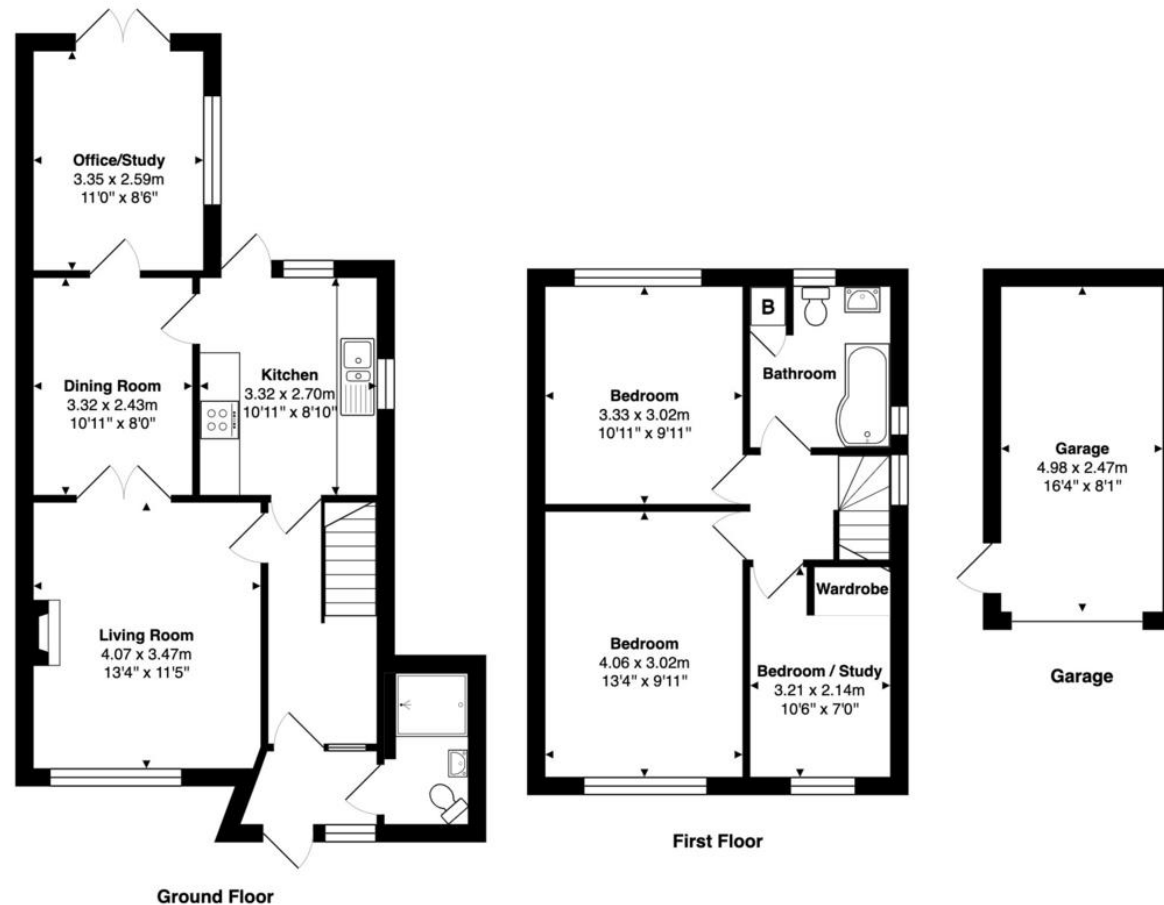
Upon entering, you're welcomed by a front porch leading into a well-lit hallway. The ground floor features a cozy living room that seamlessly flows into a dedicated dining space, creating an inviting area for relaxation and gatherings. The kitchen is well-appointed, and an extension provides an additional versatile room, perfect as a fourth bedroom or home office. A converted wet room adds convenience to the layout. Upstairs, you'll find three well-proportioned bedrooms and a family bathroom, offering comfortable living space for all.

Boasting a spacious front driveway and a generously sized rear garden, this property offers excellent outdoor space for families and entertaining.

Side access leads to a beautifully staggered, north-west-facing rear garden, complete with a summerhouse and a garage. An additional feature is the included hot tub.

This home presents a fantastic opportunity for buyers looking for space, comfort, and flexibility in a great location.





Approximate Gross Internal Area

92.9 m² ... 1000 ft² (excluding garage)

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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Accuracy: References to the Tenure of a Property are based on information supplied by the Seller. The Agent has not had sight of the title documents. A Buyer is advised to obtain verification from their Solicitor. Items shown in photographs including but not limited to carpets, fixtures and fittings are not included unless specifically mentioned within the sales particulars. They may however be available by separate negotiation. Buyers must check the availability of any property and make an appointment to view before embarking on any journey to see a property. No person in the employment of the agent has any authority to make any representation about the property, and accordingly any information given is entirely without responsibility on the part of the agents, sellers(s) or lessors(s). Any property particulars are not an offer or contract, nor form part of one. **Sonic / laser Tape:** Measurements taken using a sonic / laser tape measure may be subject to a small margin of error. **All Measurements:** All Measurements are Approximate. **Services Not tested:** The Agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A Buyer is advised to obtain verification from their Solicitor or Surveyor.