



ALISTAIR REDHOUSE

PROPERTY PARTNERS

Semi-detached Three Bedroom Home – £450,000

Croft Avenue, OX5 2HU



More than agents...

*We're your property*



- Three Bedroom Semi-Detached Home
- Extension Potential (stp)
- Large Sitting/Dining Room
  - Modern Kitchen

- Conservatory
- Sizeable Rear Garden Over Looking Fields
- Garage to the Side
- Off Road Parking



## *Let's talk details:*

Introducing a charming and meticulously maintained three-bedroom, semi-detached family home located in the highly sought-after area of Kidlington. This property offers a delightful living experience with its tasteful presentation and thoughtful care. Situated on a generous plot, it boasts stunning views overlooking playing fields.

Upon entering, you are greeted by a welcoming entrance hall that sets the tone for the rest of the house. The ground floor features an open-plan sitting/dining room, creating a spacious and versatile area perfect for both relaxation and entertaining. Natural light floods the home, enhanced by a light-filled conservatory that adds a touch of elegance.

The modern kitchen is designed to meet the needs of a busy family, providing a stylish and functional space for culinary endeavors. Upstairs, you will find three well-proportioned bedrooms that offer comfortable and private spaces for family members or guests. The bathroom is tastefully appointed, currently arranged as a wet room shower, however has potential to add a bath back to the room.



Externally, the property impresses with its practicality and aesthetics. The front of the house offers convenient off-road parking, ensuring hassle-free arrivals and departures. A garage provides additional storage space, while side access leads to the rear garden. Step outside and discover a substantial oasis, complete with a delightful patio area for outdoor dining and entertaining.

The garden boasts mature flower and shrub borders, adding bursts of color and fragrance throughout the seasons. A tranquil water feature and pond create a soothing atmosphere, while a summer house and storage shed provide versatile spaces for various purposes. Finally, the property has exciting opportunities to extend to the side and the rear, to create additional living and bedroom accommodation. Although the property is Leasehold, there are over 900 years remaining on the lease and the cost is £10 per year.



# A little about the area...



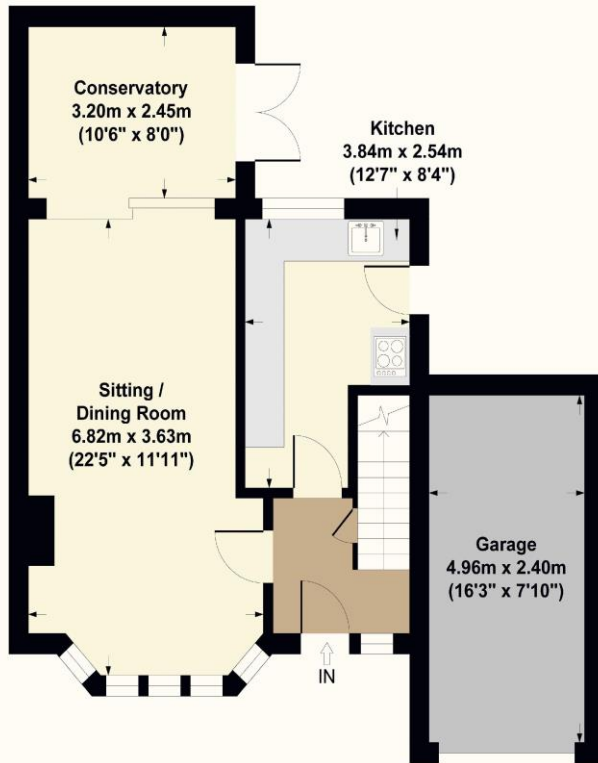
Kidlington, situated in the heart of Oxfordshire, proudly stands as the largest village in the county. This charming village boasts an array of local conveniences and enjoys excellent public transportation connections.

Within Kidlington, you'll discover a wealth of amenities to cater to your daily needs. These include a spacious supermarket located on the outskirts of the village, a bustling array of both local and national shops in its centre, a well-equipped library, a modern sports centre, two medical practices, a plethora of welcoming public houses, delightful cafes, a tempting selection of takeaways and restaurants, as well as a reliable Post Office service.

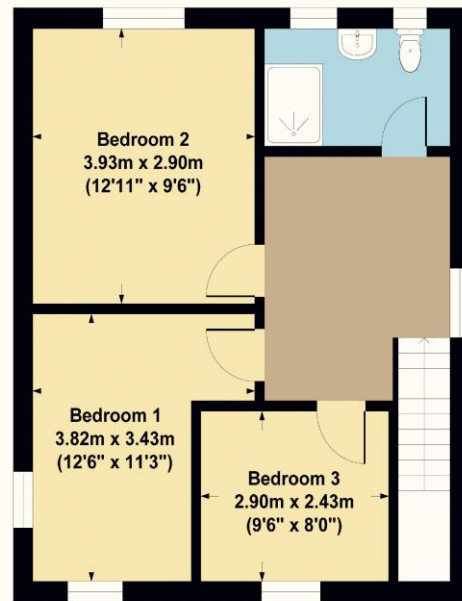
Furthermore, Kidlington offers a range of educational opportunities with several primary schools, a secondary school, and a variety of churches, including the historic St. Mary's Church, which has proudly stood for over eight centuries.

Despite its idyllic rural setting, Kidlington offers effortless accessibility to major urban hubs. Regular bus services and the nearby A34, M40 motorway, and Oxford Parkway railway station, all located just a few miles from the village, provide seamless connections to Oxford and London. This makes Kidlington an ideal choice for families, commuters, or those seeking a stable and promising investment

# Floorplan



GROUND FLOOR



FIRST FLOOR

10 CROFT AVENUE  
APPROX. GROSS INTERNAL FLOOR AREA 109 SQ M / 1174 SQ FT



# Additional Information

## **EPC**

Current – C  
Potential – B

## **Council Tax**

The Property is in council tax band D.

## **Viewings**

Viewings on this property are strictly through Alistair Redhouse Property Partners.

## **Handling Agent**

Robert Cole is the Property Partner looking after the sale of this property and he is working closely with the seller to ensure that they are the best person to answer your questions and to discuss your interest. You can contact Robert directly on the details on the next page and he will be happy to help.

## **Opening Hours**

The offices of Alistair Redhouse are open 09.00-18.00 Monday to Friday and Saturday 09.00-17.00.

# Your Property Partner...

This is Robert, your exceptional Property Partner. With a dynamic and determined approach, you've seen him rise to become our Sales Director since his journey began here in 2012. You've witnessed his ability to forge genuine connections with clients, comprehending their unique needs, and helping them achieve their real estate goals.

Outside of work, he's a family man, happily married with three wonderful children. As a local resident, he has a deep connection to the community he serves. You might also know about his passion for amateur drama, which adds a touch of theatrical charm to every property transaction.

His unwavering commitment to professional development keeps him up to date with the latest trends in the market. Whether you're selling or buying a home, he's the consultant you'll want by your side, making your real estate journey successful and enjoyable, with a touch of theatrical magic. Your real estate dreams are just a call away from becoming a captivating reality with him.



*Robert Cole*

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