



ALISTAIR REDHOUSE

PROPERTY PARTNERS

Detached Four Bedroom Home – £450,000

Crown Road, OX5 1AG



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# Description

Located in Crown Road, Kidlington, this four-bedroom detached property boasts a superb position and well-thought-out layout. The home is conveniently situated just a short walk from the heart of Kidlington village and even closer to various transport links.

Upon entering, the ground floor welcomes you with an inviting entrance hall leading to a comfortable sitting room that features doors opening to the garden. Additionally, a modern kitchen/dining room and garage access complete the ground floor's layout.

Moving to the upper level, two well-proportioned double bedrooms, two slightly smaller bedrooms, and a family bathroom await.

The property's private and enclosed rear garden is an oasis for relaxation during the summer months, as described by the owners.

While not extensive in size, the garden benefits from the property's proximity to Exeter Recreational Ground. To the front, a part-gravel and part-hardstanding driveway provides ample parking for three cars.

Overall, this detached property in a desirable location is perfect for families, downsizers or even those wanting a home away from home.



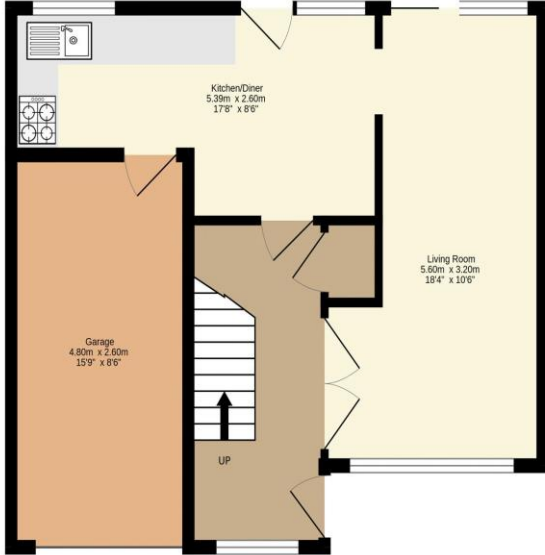
- Detached Home in a Central Location
- Four Bedrooms

- Bright Sitting Room
- Kitchen/Dining Room

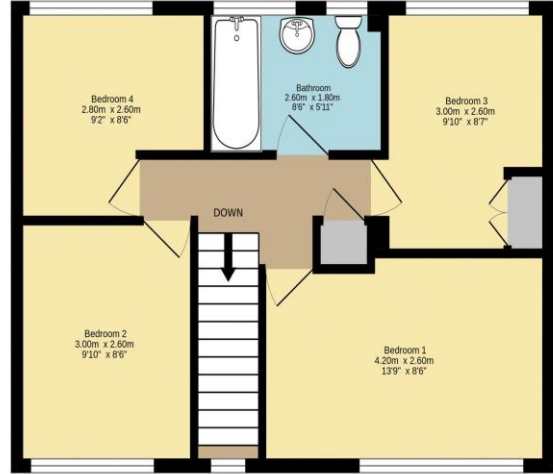
- Integral Garage
- Off Road Parking

# Floorplan

Ground Floor  
48.2 sq.m. (519 sq.ft.) approx.



1st Floor  
43.5 sq.m. (468 sq.ft.) approx.



David Harwood EPCs

TOTAL FLOOR AREA : 91.8 sq.m. (988 sq.ft.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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## Additional Information

### EPC

Current – D

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.



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The artist's impressions, photos, floor plans and other information are intended as a general guide only to the appearance and layout of the property.

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