

# Marlborough Avenue, Kidlington



3 Bedrooms



2 Bathroom/s



2 Reception/s

£375,000



# Description

Located in the sought-after area of Kidlington, this well-presented 3-bedroom semi-detached property offers the perfect blend of space, privacy, and potential. With off-street parking and large side access, there is ample opportunity to extend the property, subject to planning permission.

As you enter the home, you are welcomed into a spacious living and dining room, perfect for family life and entertaining. The well-appointed kitchen is complemented by a separate downstairs WC and a utility room at the rear of the property.

Upstairs, the property features three bedrooms—two generous doubles and a versatile single—providing ample space for family living or a home office. The family bathroom is currently utilised as a washroom, with potential for customisation to suit your needs.

One of the standout features of this property is the exceptionally large and private rear garden. This outdoor space offers endless possibilities, including the potential to create an allotment at the rear, perfect for gardening enthusiasts or those seeking a self-sustaining lifestyle.

The property is end of chain allowing the sale to be quick and stress free as well as being near local amenities, good schools and transport links direct to London and Oxford City Centre.



- Three bedroom semi-detached property
- Separate downstairs WC and utility room
- No onward chain
- Open plan living / dining room
- Family Bathroom
- Off-street parking



## *Additional Information*

### **EPC**

The current EPC rating for this property is E. Please contact us if you require a copy of the full EPC.

### **Council Tax**

The Property is in council tax band C.

### **Viewings**

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

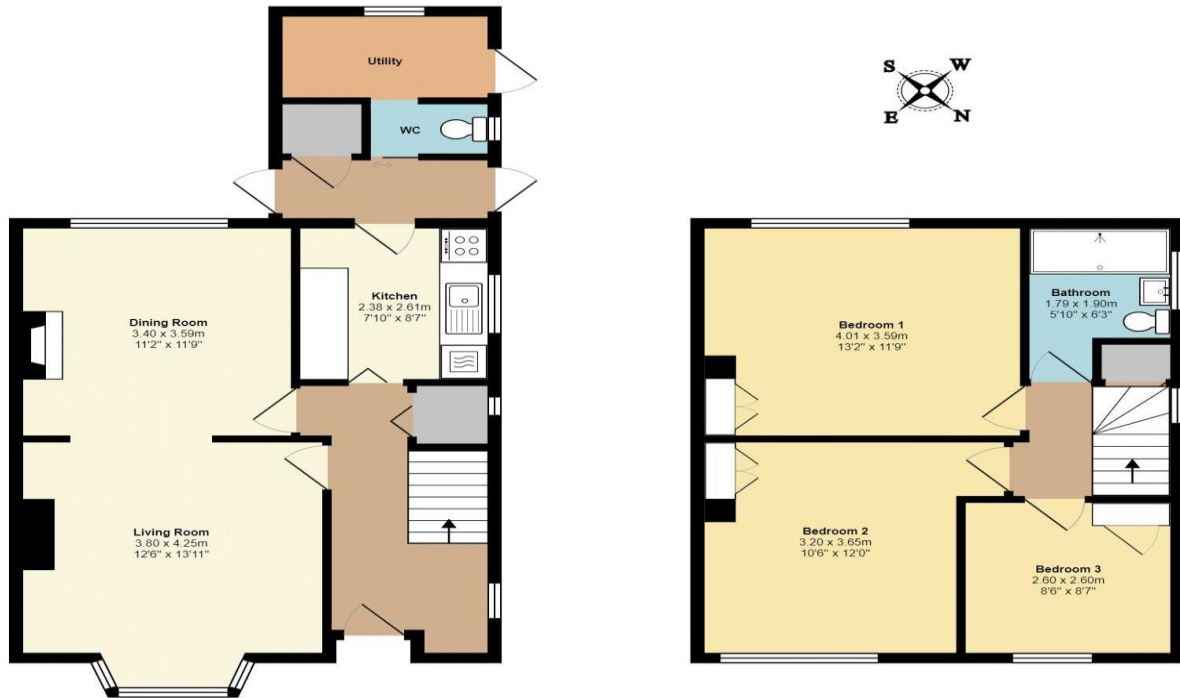
### **Handling Agent**

Tara Minoli-Taylor is the Property Partner looking after the sale of this property and she 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 Tara directly on the details on the next page and she 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.

# Floorplan



44, Marlborough Avenue, Kidlington, OX5 2AW

Total Area: 97.1 m<sup>2</sup> ... 1045 ft<sup>2</sup>

David Harwood EPCs

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements or 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.

*Tara Minoli-Taylor*

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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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