

# Aysgarth Road, Kidlington



3 Bedrooms



1 Bathrooms



1 Receptions

£485,000





# Description

Welcome to this charming 3-bedroom detached bungalow, perfectly situated in a peaceful and desirable location.

Boasting a double driveway and the rare advantage of two separate garages, this property offers both convenience and potential, whether you're looking for extra storage, a workshop, or future extension opportunities (subject to planning permission).

As you step into the home, you're greeted by a hallway that provides ample space for shoes and coats, ensuring a tidy entrance. The heart of the home is the bright and airy living room, which seamlessly flows into a dining area at the rear of the bungalow—ideal for family gatherings and entertaining guests.

The well-sized kitchen is another highlight, offering plenty of room for cooking and even a dining table, making it a perfect spot for casual breakfasts or relaxed dinners.

At the rear, a delightful conservatory invites you to unwind with a good book and a cup of coffee while enjoying tranquil views of the private, well-maintained garden. The garden itself is a true oasis, featuring unique seating areas where you can relax and enjoy the outdoors in complete privacy.

The bungalow offers three generously sized bedrooms, with two spacious doubles and a versatile single room. Each bedroom is equipped with fitted wardrobes, providing ample storage space. The single bedroom offers flexibility, whether you choose to use it as a bedroom, dressing room, study, or hobby area.

This property is chain-free, offering the potential for a quick and hassle-free sale. Don't miss the opportunity to make this unique bungalow your new home. Contact us today to arrange a viewing!



- Three bedroom detached bungalow
- Double driveway
- Two separate garages
- Family bathroom
- No onward chain
- Conservatory





## *Additional Information*

### **EPC**

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

### **Council Tax**

The Property is in council tax band D.

### **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



58, Aysgarth Road, Yarnton, OX5 1ND

Total Area: 127.9 m<sup>2</sup> ... 1376 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*

Direct Dial: 07939 812412

[tara.minolitaylor@arpropertypartners.co.uk](mailto:tara.minolitaylor@arpropertypartners.co.uk)



Whilst all statements contained in this brochure are believed to be correct, they are not to be regarded as statements or representations of fact and neither the selling agents nor sellers guarantee their accuracy.

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.

However, it may be necessary, and rights are reserved to make changes to the appearance, layout and specification at any time without formal notice. Dimensions are approximate. This brochure and statements contained therein do not form any part of an offer or contract.