



14 Hilltop Gardens, Islip, OX5 2SJ

Guide Price £425,000 Freehold

THOMAS
MERRIFIELD
SALES LETTINGS



The Property

Situated in the popular village of Islip a 4 bedroom home offering spacious and flexible accommodation being sold with no onward chain.

The accommodation comprises entrance hall, cloak room, living room, family room, kitchen/dining room and utility.

On the first floor there are four bedrooms and a bathroom.

Garden mainly laid to lawn with patio area and mature planting. Gated side access.

Allocated parking.

Material information to note:-

- Mains gas, electricity, water and drainage.
- According to OFCOM Standard, Superfast and Ultrafast broadband are available (checker.ofcom.org.uk)
- According to OFCOM coverage is good outdoor with EE, Three, Vodafone and O2.
- Properties built pre-2000 may contain asbestos in certain materials used in their construction or in subsequent building work. Examples of these materials are; Artex, vinyl tiles, sheet boards, corrugated roofing, pipework and lagging/insulation. These are generally considered safe unless disturbed but prospective buyers must take their own advice.

Council Tax Band: E

EPC Rating: C



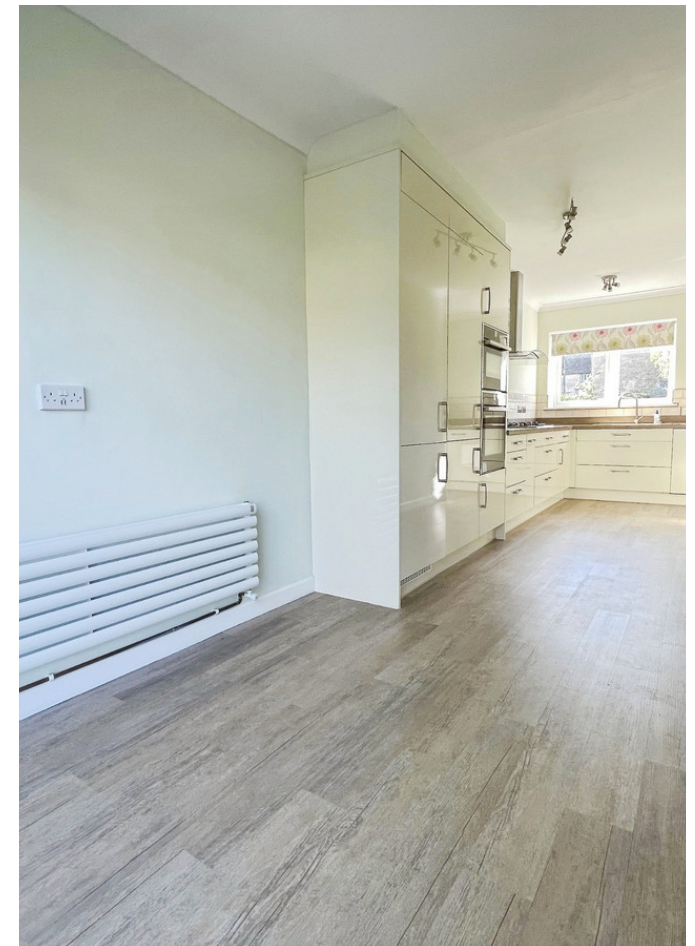


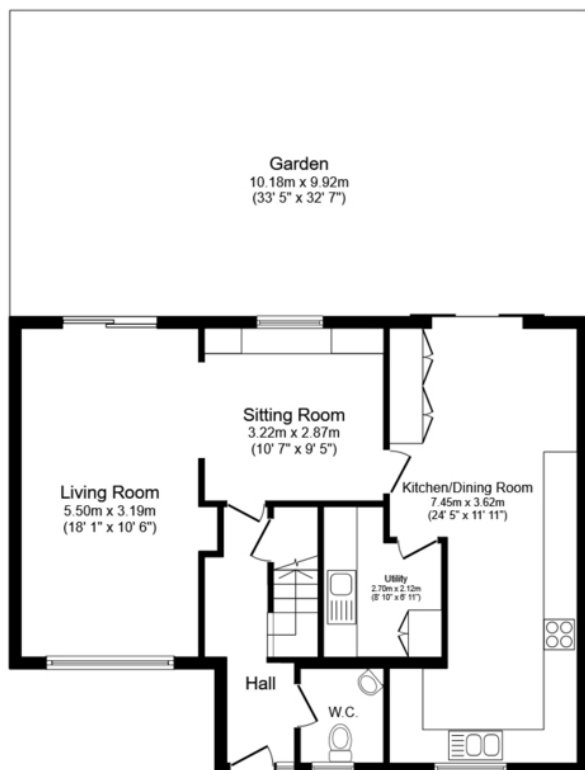
Key Features

- Village location
- Four bedrooms
- living room
- Family room
- Kitchen/dining
- Utility room
- Cloak room
- Bathroom
- Gardens
- Allocated parking

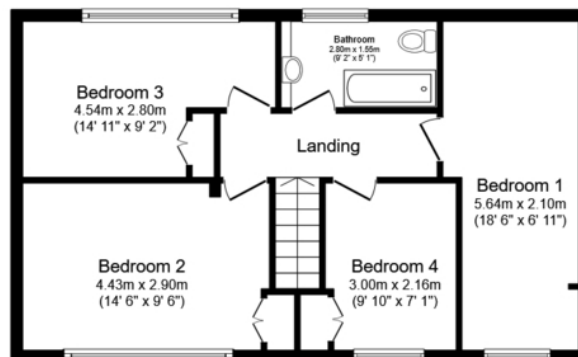
The Location

Islip is a sought after village located only c.5 miles North of Oxford with the benefit of a railway station in the village and the new Oxford Parkway railway station now open in Kidlington further benefiting travel to London Marylebone in approximately 55 minutes. The village is ideally located giving easy access to the M40 (junction 9 c.3 miles). There is also a village school, a church, village hall with a general store, pub and a health centre.





Ground Floor



First Floor

Total floor area: 129.7 sq.m. (1,396 sq.ft.)

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientations are approximate. No details are guaranteed, they cannot be relied upon for any purpose and do not form any part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.Propertybox.io

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