



41 Green Road, Kidlington, OX5 2EU

£425,000 Freehold

THOMAS
MERRIFIELD
SALES LETTINGS



The Property

An extended 3 bedroom semi-detached house located in a highly sought after road being within access to local schooling and the High Street. The house does require improvements but could create an ideal family home with an unusually large 140' rear garden.

The property comprises entrance hall, lounge/diner with fireplace and gas back boiler behind, conservatory, kitchen, utility room and cloak room to the ground floor. On the first floor there are 3 bedrooms, bathroom and separate W.C.

Outside there is a fabulous garden with patio area, summer house and shed with side access to the front with driveway parking and single garage.

Additional information to note:

- All mains services are connected.
- Heating is gas to radiators via back boiler in the lounge.
- Polystyrene tiles in bedroom ceilings.
- OFCOM checker indicates that standard to ultrafast broadband is available at the property.
- OFCOM checker indicates good outdoor mobile voice and data with all networks, with good indoor with EE and Three.
- Properties built or renovated pre-1999 may contain asbestos in certain building materials e.g. 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.
- For information on restrictive covenants please contact the office.

EPC Rating: D

Council Tax Band: D



Key Features

- Extended Semi-Detached House
- Lounge/Diner
- Conservatory
- Utility Room
- Bathroom and Separate W.C
- 140' Rear Garden
- Garage and Driveway
- Double Glazed
- Gas Heating to Radiators
- No Chain

The Location

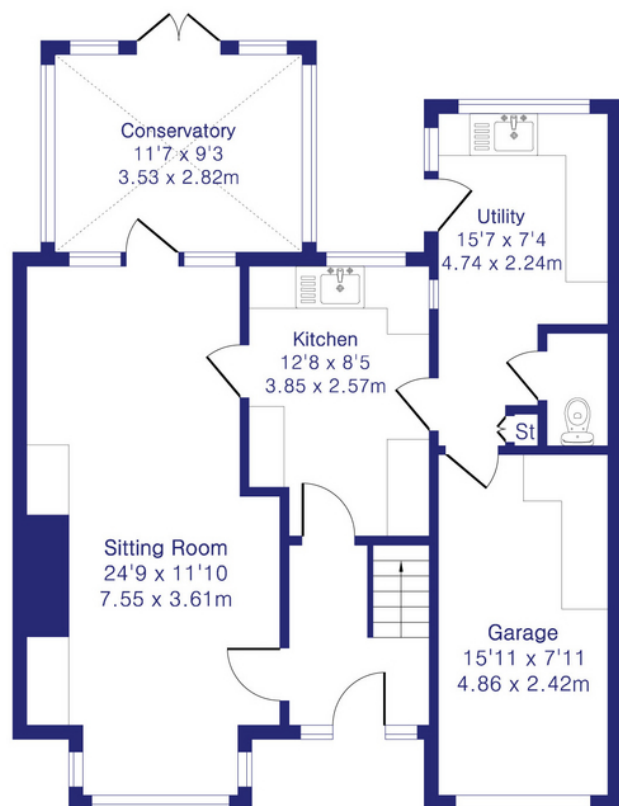
Kidlington is a town with many local amenities including a sports centre, police station, fire station, supermarkets, independent and national retailers, library, 2 doctors' surgeries, dentists, Post Office, 4 primary schools (including 1 Catholic) and 1 secondary school. There is also a choice of good restaurants offering a variety of cuisines. The village is ideally situated with easy access to the M40 and Oxford city centre via a regular bus service. The Oxford Parkway railway station (1.5 miles) provides easy access to London in approximately 75 mins. Other nearby stations are at Oxford City Centre (c5 miles) and Bicester (c10 miles). Open countryside and the River Cherwell are within easy walking distance of the property.



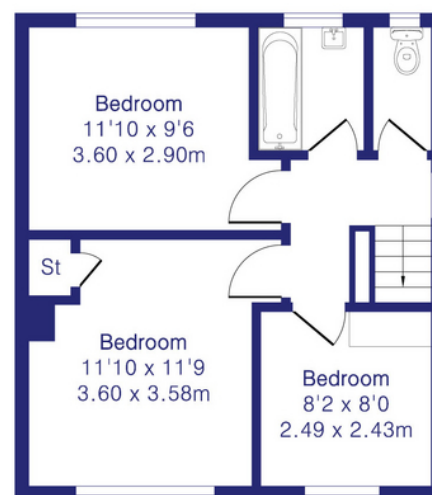
**Approximate Gross Internal Area 1211 sq ft - 113 sq m
(Including garage)**

Ground Floor Area 806 sq ft – 75 sq m

First Floor Area 405 sq ft – 38 sq m



Ground Floor



First Floor



Floor plan produced in accordance with RICS Property Measurement 2nd Edition. Although Pink Plan Ltd ensures the highest level of accuracy, measurements of doors, windows and rooms are approximate and no responsibility is taken for error, omission or misstatement. These plans are for representation purposes only and no guarantee is given on the total square footage of the property within this plan. The figure icon is for initial guidance only and should not be relied on as a basis of valuation.



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2. Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive. It should not be assumed that the property has all necessary planning, building regulation or other consents and Thomas Merrifield have not tested any services, equipment or facilities. Purchasers must satisfy themselves by inspection or otherwise.

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