



51 White Way, Kidlington, OX5 2XA

Guide Price £375,000 Freehold

THOMAS  
MERRIFIELD  
SALES LETTINGS



## The Property

Situated on a generous plot and towards the end of a no through road a good sized three bedroom end terrace property with garden and garage being sold with no onward chain.

Accommodation comprises Entrance hall, Living room, Kitchen/Dining room, Three Bedrooms and Bathroom.

Garden to front mainly laid to lawn. Low maintenance paved rear garden with gated side access.

Garage in block to side of house.

No onward chain.

White Way provides convenient access to local schooling for all ages, bus stops and Kidlington High Street.

Additional information to note:

- All mains services are connected.
- 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.
- OFCOM checker indicates that standard to ultrafast Broadband is available at the property.
- OFCOM checker indicates coverage is good outdoor with EE & O2, good outdoor and variable in home with Three & Vodafone.
- For information on restrictive covenants please contact the office.



Council Tax Band: C

EPC Rating: C



## Key Features

- Three bedrooms
- Living room
- Kitchen/dining
- Bathroom
- Gardens
- Garage
- No onward chain
- within easy reach of local bus stops

## 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. Kidlington is ideally situated with easy access to the M40 and Oxford city Centre via a regular bus service. 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 North and Bicester Village (c10 miles). Open countryside and the River Cherwell are within easy walking distance of the property.



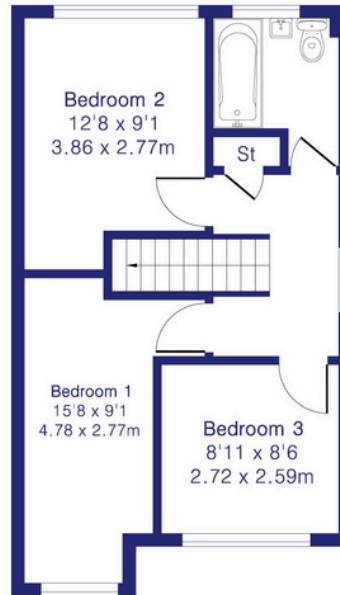
**Approximate Gross Internal Area 846 sq ft - 80 sq m**

Ground Floor Area 423 sq ft – 40 sq m

First Floor Area 423 sq ft – 40 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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**Kidlington Office**

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