



1 Hampden Drive, Kidlington, OX5 2LP

Guide Price £475,000 Freehold

THOMAS  
MERRIFIELD  
SALES LETTINGS



## The Property

An extended four bedroom semi detached bungalow situated in this popular location being sold with no onward chain.

Accommodation comprises entrance hall, open plan living/dining room with door opening on to the rear garden, kitchen, utility room, shower room and four bedrooms.

Driveway parking leading to garage.

Garden to front. Rear garden enjoys a good sized patio area with remainder laid to lawn with mature shrubs and bushes.

Additional information to note:

- The property benefits from a new roof and insulation with a 15 year warranty
- Electric, gas, water and drainage are connected to the house.
- OFCOM checker indicates that standard to ultrafast broadband is available at the property.
- OFCOM checker indicates good coverage outdoor and in home with O2 and Vodafone, good out door and variable in home with EE & Three.
- 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.
- For information on restrictive covenants please contact the office.



EPC Rating: C

Council Tax Band: D



## Key Features

- Bungalow
- Semi detached
- Four bedrooms
- Open plan living/dining room
- Kitchen
- Utility
- Shower room
- Gardens
- Garage with driveway parking
- No onward chain

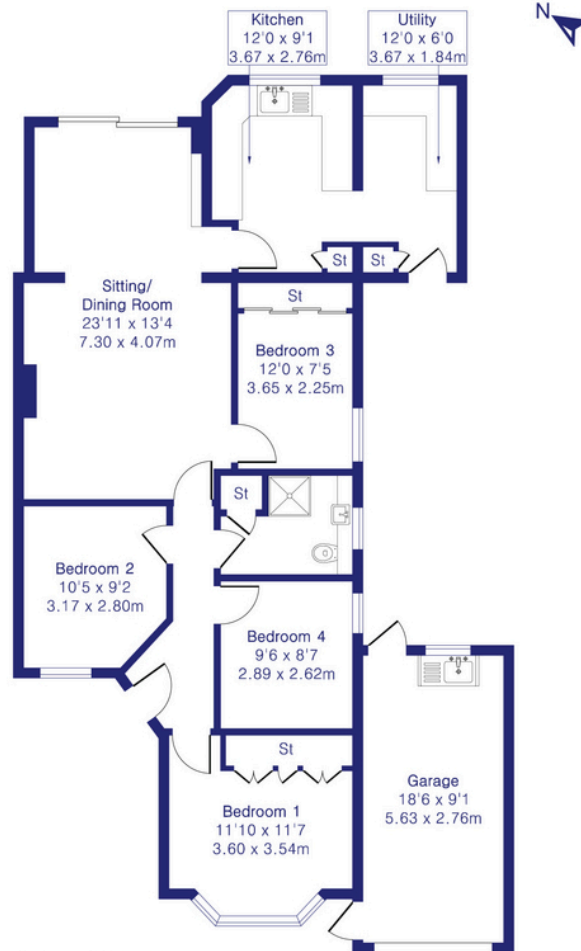
## The Location

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 1019 sq ft - 95 sq m  
(Excluding Garage)**

Garage Area 167 sq ft - 16 sq m



Ground 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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