



19 Almond Avenue, Kidlington, OX5 1EN

£445,000 Freehold

THOMAS  
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SALES LETTINGS



## The Property

A 1950's extended 3 bedroom semi-detached family house having been the subject of considerable improvements over recent years to be presented in excellent decor and offering no upper chain.

This deceptively spacious family home comprises: Entrance porch, entrance hall, modern downstairs shower room, open plan living space incorporating living area with access to a large dining/family/kitchen including good storage space island unit and access to the rear garden. Upstairs there are 3 good sized bedrooms and a modern family bathroom. The house is complimented by gas under floor heating to the ground floor and radiators to the first floor, along with double glazing. Outside there is a good size rear garden and off street parking to the front.

Additional information to note:

- All mains services are connected.
- OFCOM checker indicates standard to ultra-fast broadband is available.
- OFCOM checker indicates good outdoor mobile voice & data with all networks and variable in home with EE, O2 and Three.
- Properties built or renovated pre-1999 may contain asbestos in certain building materials eg 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.

EPC Rating: E

Council Tax Band: C





## Key Features

- Ideal Family Home
- Extended Semi-Detached
- Large Living Space
- 3 Good Size Bedrooms
- Stunning Kitchen
- Downstairs Shower Room
- Family Bathroom
- Gas Heating to Radiators
- No Chain
- Viewing Recommended

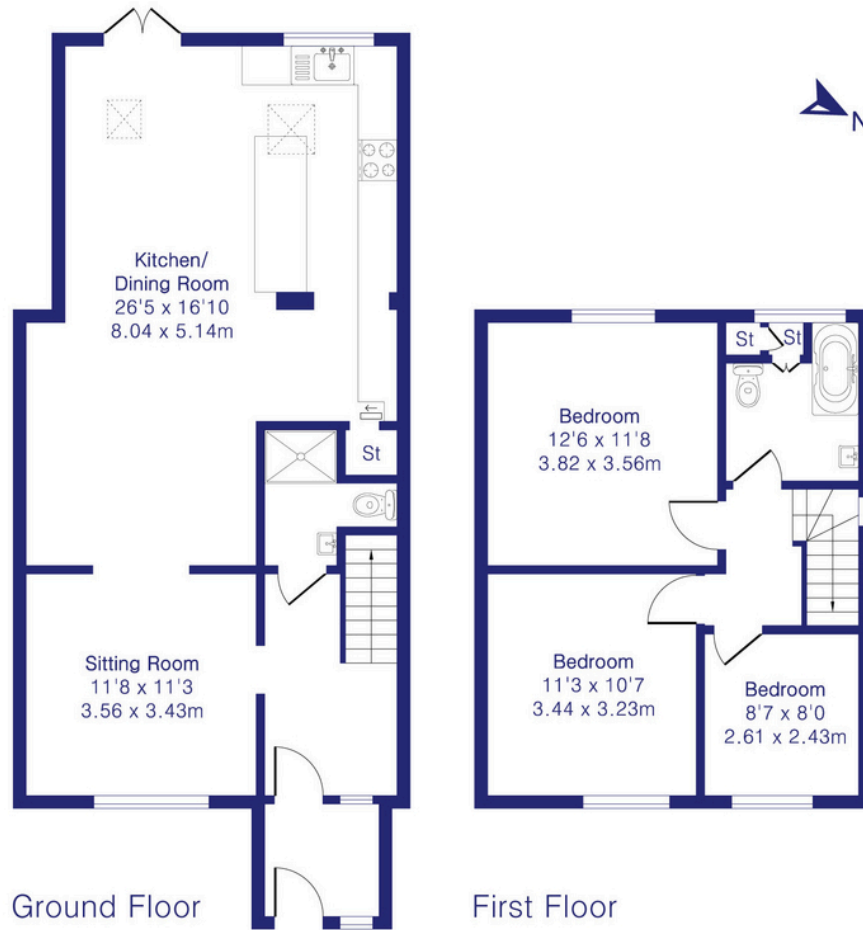
## The Location

Kidlington is a large Oxfordshire village 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 1177 sq ft - 109 sq m

Ground Floor Area 725 sq ft – 67 sq m

First Floor Area 452 sq ft – 42 sq m



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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