



77 Blenheim Road, Kidlington, OX5 2HS
£595,000 Freehold

THOMAS
MERRIFIELD
SALES LETTINGS



The Property

Built in the 1960's is this individual extended detached family home positioned on a corner plot of approx. 0.2 of an acre, and offered for sale with no chain.

This deceptively spacious home is located in a popular location giving access to local schooling, shops and bus stops. The property could benefit from some improvements and comprises: Spacious entrance hall, cloakroom, double aspect lounge with stone built fireplace, kitchen/breakfast room, dining/family room, 3 good size bedrooms, shower room and separate W.C.

Outside there is a wonderful mature garden with space either side to provide potential (subject to planning permission), along with outbuilding and garage with driveway to the front.

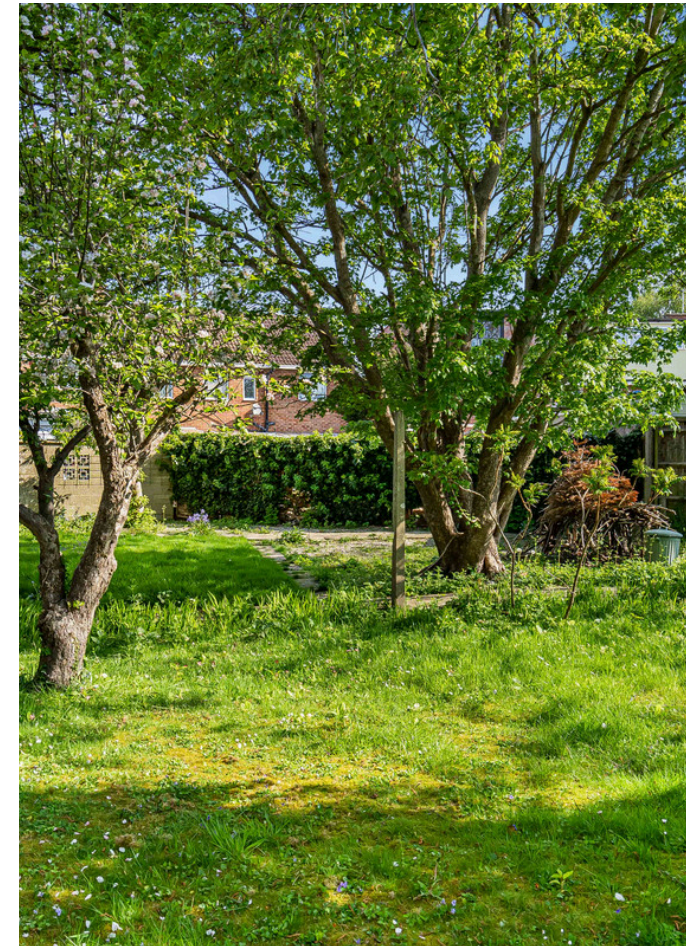
Additional information to note:

- All mains services are connected.
- OFCOM checker indicates that standard to ultrafast broadband is available at the property.
- OFCOM checker confirms good outdoor mobile voice and data is available with all networks.
- 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: E



Key Features

- Individual Detached House
- Extended Accommodation
- Corner Plot
- 3 Bedrooms
- 2 Good Size Reception Rooms
- Garage and Driveway
- 0.2 Acre Plot
- Popular Location
- Some Improvements Required
- No Chain

The Location

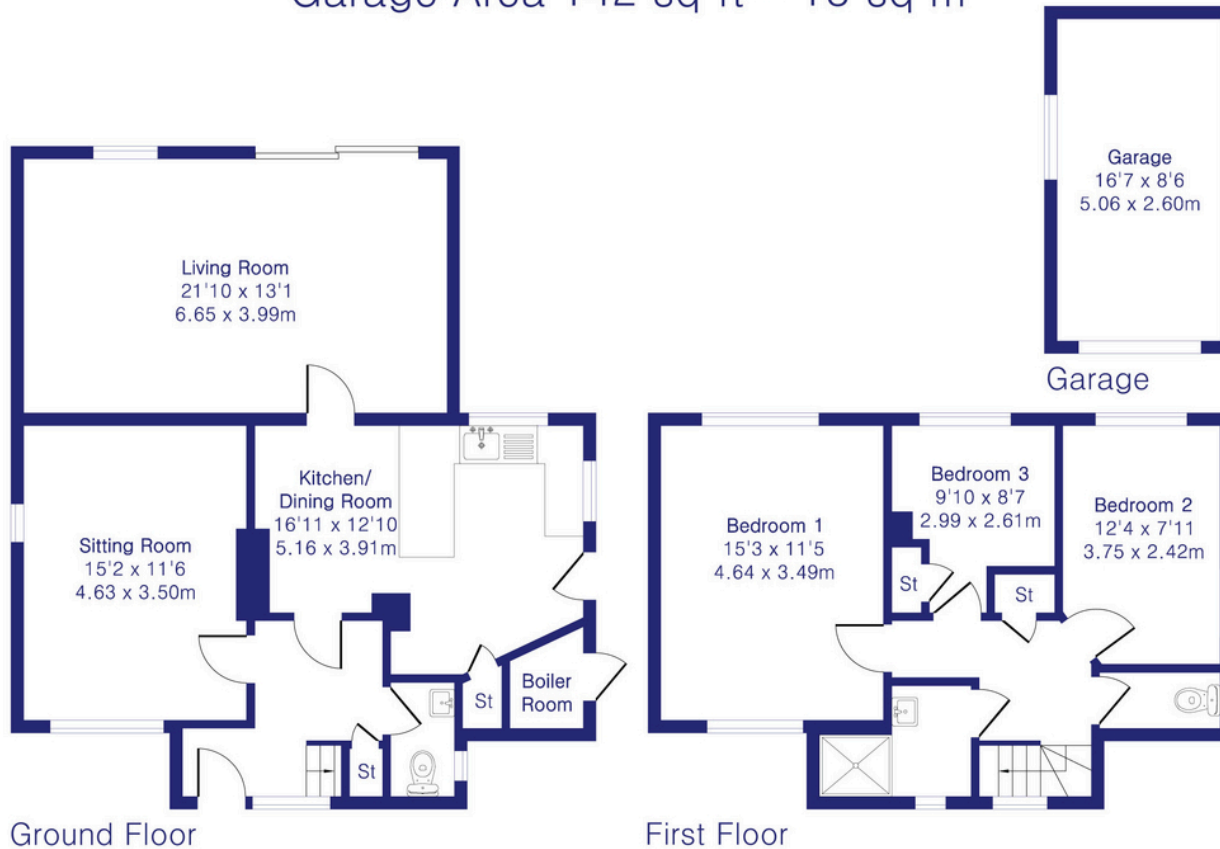
Kidlington is a town with many local amenities including a sports centre, police station, fire station, supermarkets, independent and national retailers, library, 2 doctors' surgeries, dentists, Post Office, 4 primary schools (including 1 Catholic) and 1 secondary school. There is also a choice of good 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 1292 sq ft - 120 sq m (Excluding Garage)

Ground Floor Area 796 sq ft – 74 sq m

First Floor Area 496 sq ft – 46 sq m

Garage Area 142 sq ft – 13 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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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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