



5 Laburnum Crescent, Kidlington, OX5 1HA  
£535,000 Freehold

THOMAS  
MERRIFIELD  
SALES LETTINGS





## The Property

A deceptively spacious extended 4 bedroom semi-detached family home providing excellent living space for a growing family. The property is very well presented with viewing strongly recommended.

The property comprises: Entrance lobby, cloakroom, entrance hall, lounge/diner with double doors leading to the sitting room. The kitchen/breakfast room has an open-plan feel into the sitting room, with a utility/store room off the breakfast area. Upstairs there are 4 good size bedrooms 1 with ensuite shower room and a family bathroom. A fixed ladder provides access to a loft area/storage area. The house is complimented by gas heating to radiators and double glazing.

Outside there is a good sized rear garden, driveway parking to the front and a small garage area for storage.

Additional information to note:

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

EPC Rating: C

Council Tax Band: D







## Key Features

- Extended Semi-Detached House
- 4 Bedrooms
- Excellent Living Space
- En-Suite Shower Room
- Family Bathroom
- Good Size Garden
- Driveway Parking
- Popular Location
- Access to Train Station
- 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 1729 sq ft - 161 sq m  
(Excluding Outbuilding)**

Ground Floor Area 902 sq ft – 84 sq m

First Floor Area 628 sq ft – 58 sq m

Second Floor Area 199 sq ft – 19 sq m

Outbuilding Area 104 sq ft – 10 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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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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