



33a The Moors, Kidlington, OX5 2AH

Guide Price £550,000 Freehold

THOMAS
MERRIFIELD
SALES LETTINGS



The Property

Situated in this popular location a 4 bedroom detached home being sold with no onward chain.

Accommodation comprises entrance hall, living room, dining room, kitchen, cloak room and utility room.

On the first floor there are four bedrooms and a shower room.

Driveway parking leading to garage.

Garden to front and side.

Material information to note:

- All mains services connected
- OFCOM checker indicates that standard, superfast and ultrafast broadband is available.
- OFCOM checker indicates coverage is good outdoor with EE, good outdoor and variable in home with Vodafone, Three and O2.
- 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.

Council Tax Band: E

EPC Rating: D



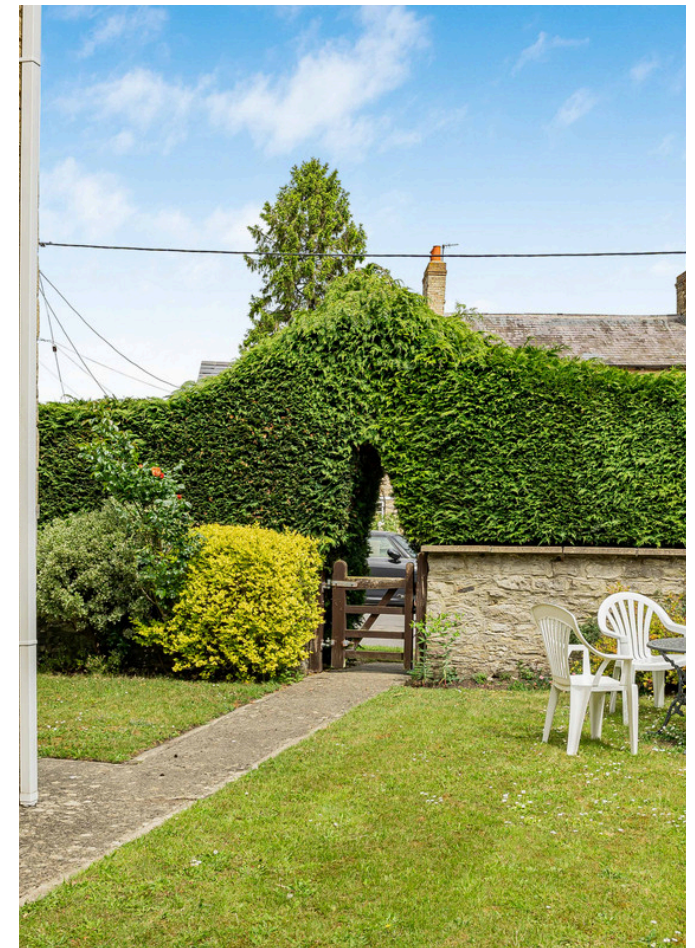


Key Features

- 4 Bedroom detached
- Sought-after area of Kidlington
- Walking distance of the main shops
- Drive and Garage
- Living room
- Dining room
- Shower room
- Non estate
- 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.

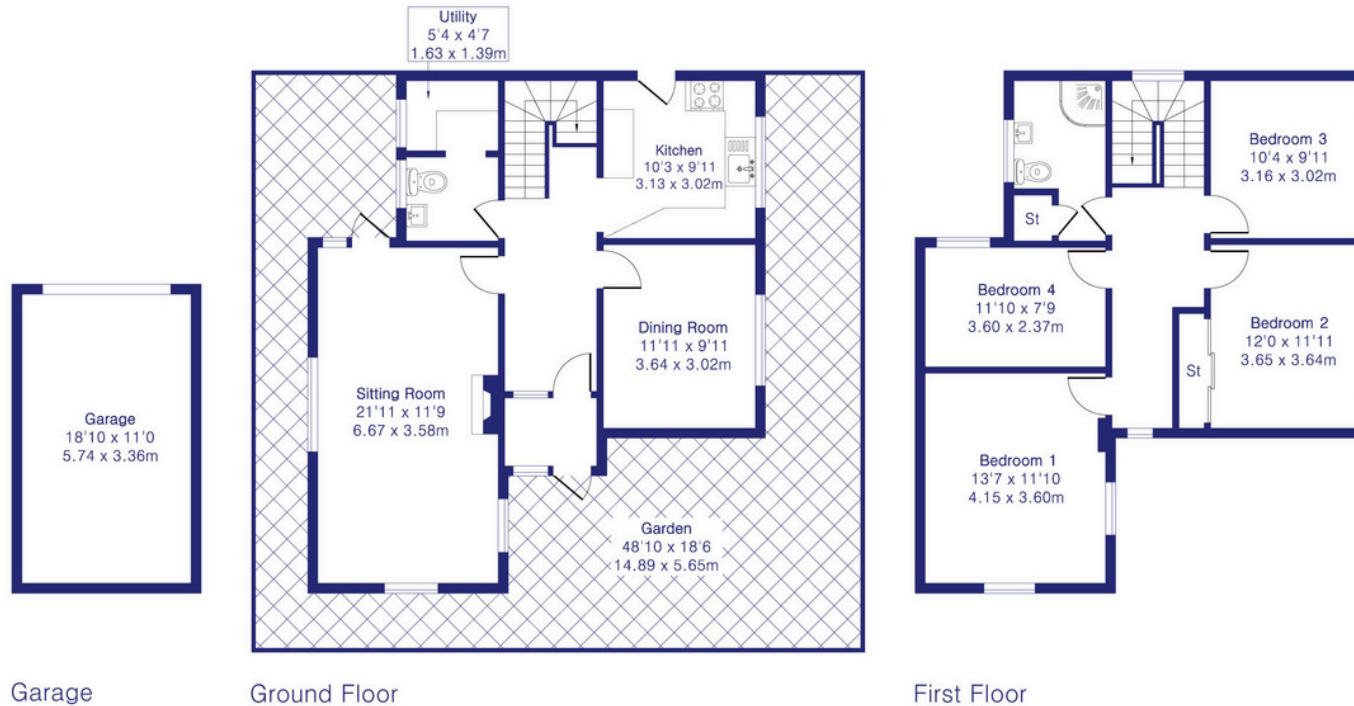


**Approximate Gross Internal Area 1418 sq ft - 132 sq m
(Excluding Garage)**

Ground Floor Area 717 sq ft – 67 sq m

First Floor Area 701 sq ft – 65 sq m

Garage Area 208 sq ft – 19 sq m



Garage

Ground Floor

First Floor

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1. They are not authorised to make or give any representations or warranties in relation to the property either here or elsewhere, either on their own behalf or on behalf of their client or otherwise. They assume no responsibility for any statement that may be made in these particulars. These particulars do not form any part of any offer or contract and must not be relied upon as statements or representations of fact.

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.

Kidlington Office

1B The Hampden Building, High Street
Kidlington, Oxfordshire, OX5 2DH

T 01865 379 880

E kidlington@thomasmerrifield.co.uk

W thomasmerrifield.co.uk



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.

