



187 Oxford Road, Kidlington, OX5 2NU
£600,000 Freehold

THOMAS
MERRIFIELD
SALES LETTINGS



The Property

An extended substantial semi-detached family home located in a highly popular location ideally situated for local schools, Oxford Parkway Train Station and shops.

This ideal family home comprises: Entrance porch, entrance hall, good size lounge, dining area, extended modern kitchen, 3 good sized bedrooms and modern bathroom. The property is complimented by a newly installed heating system and double glazing.

Outside there is a large rear garden with 2 summer houses and a detached garage. To the front the garden has been predominantly gravelled to provide off street parking for numerous vehicles.

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 reception with all networks and good in home with O2 and Vodafone.
- 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: C

Council Tax Band: D





Key Features

- Substantial Semi-Detached
- Extended Accommodation
- 3 Good Sized Bedrooms
- Modern Kitchen
- Modern Bathroom
- New Gas Boiler
- Large Garden
- Garage
- Sought After Location
- 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.

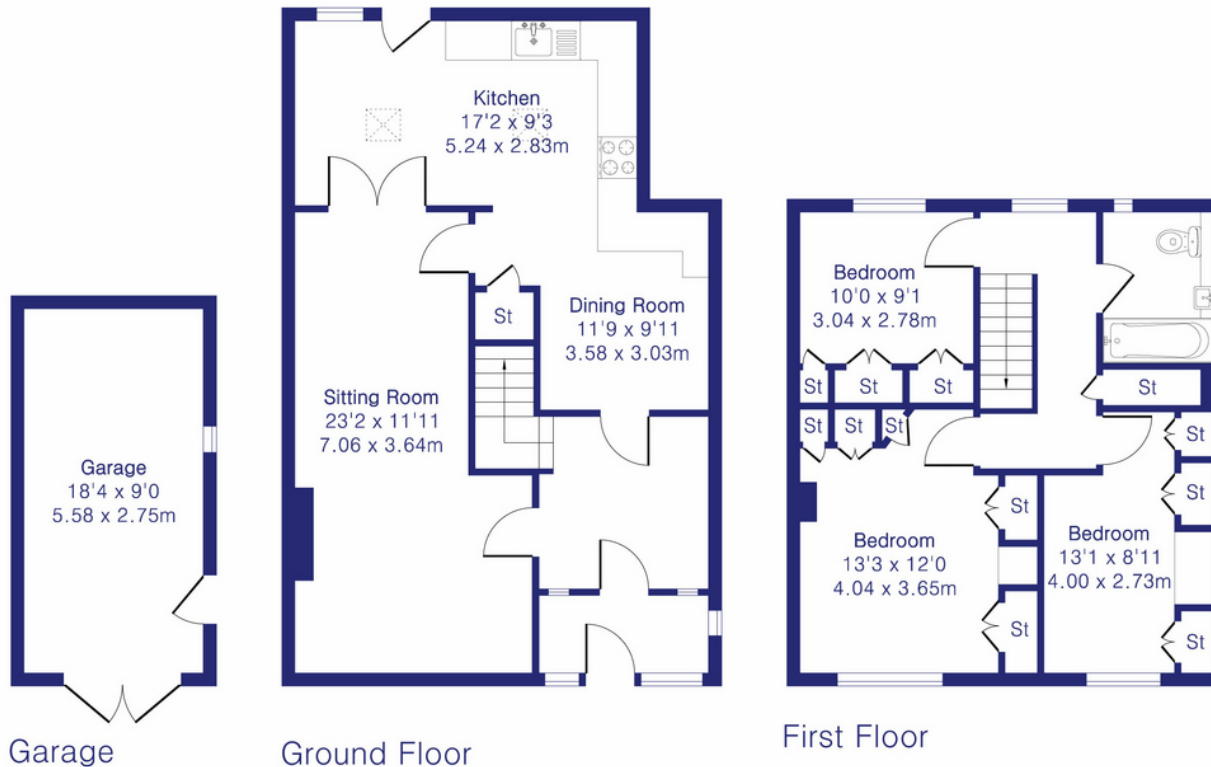


**Approximate Gross Internal Area 1129 sq ft - 104 sq m
(Excluding Garage)**

Ground Floor Area 647 sq ft – 60 sq m

First Floor Area 482 sq ft – 44 sq m

Garage Area 165 sq ft – 15 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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