



Oxford Road, KIDLINGTON, OX5 1EB

Guide Price £575,000 Freehold

THOMAS
MERRIFIELD
SALES LETTINGS





The Property

A beautifully presented and extended 5 bedroom semi detached home offering spacious and flexible accommodation with a good sized rear garden.

On the ground floor the accommodation comprises entrance hall, sitting room, open plan kitchen/dining/family room with doors opening on to the rear garden and cloak room.

On the first floor there are three bedrooms and a bathroom. Second floor comprises of a bedroom with en suite and bedroom currently used as an office.

Garden to front mainly laid to lawn with driveway parking and side access.

The property is ideally located for access to local bus stops, schools, park, leisure centre, shops, railway station, and GP.

Rear garden enjoys a westerly aspect, patio area with the remaining garden laid to lawn.

- Mains electricity, gas and water are connected to this property
 - According to OFCOM checker standard, superfast and ultrafast broadband is available at this property.
 - According to OFCOM checker coverage is good in home & outdoor with O2, good outdoor and variable in home with Vodafone, EE & Three.
 - 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: D EPC Rating: D





Key Features

- Extended semi detached
- 5 Bedrooms
- Open plan kitchen/dining/family room
- Sitting room
- Cloak room
- Bathroom
- Bedroom 2 with ensuite
- Gardens
- Driveway parking
- The property is ideally located for access to local bus stops, schools, park, leisure centre, shops, railway station, and GP.



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 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.



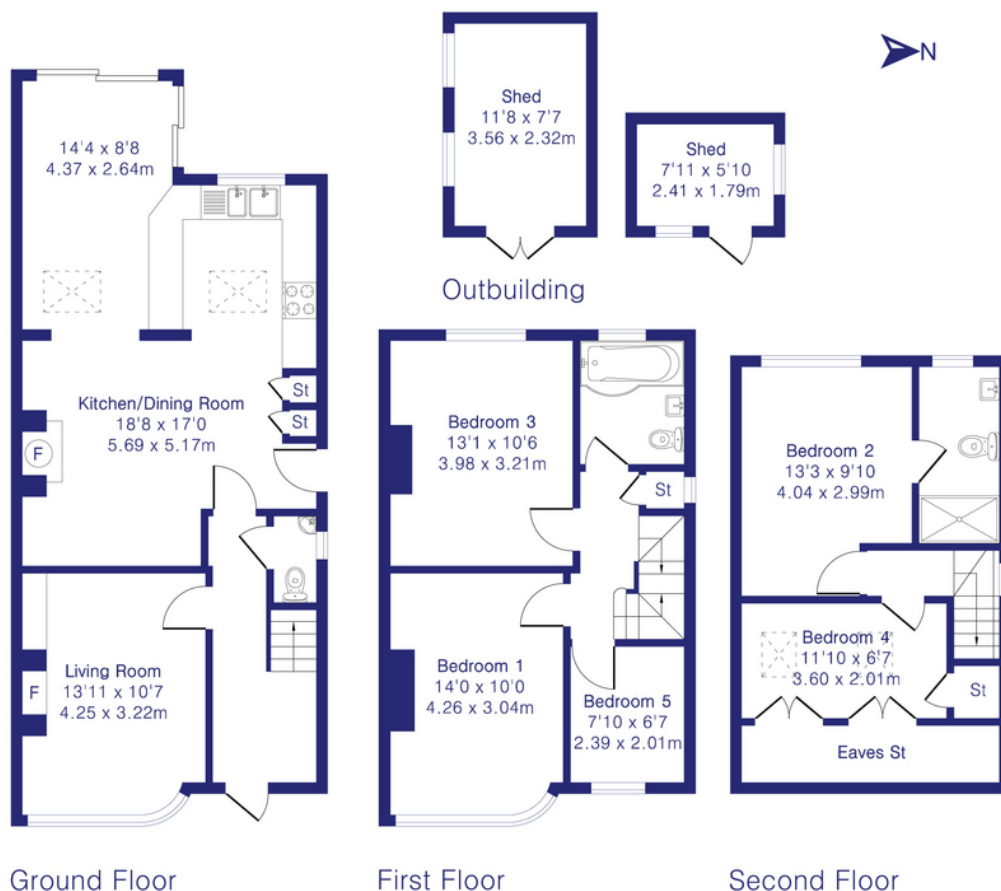
**Approximate Gross Internal Area 1403 sq ft - 131 sq m
(Excluding Outbuildings)**

Ground Floor Area 653 sq ft – 61 sq m

First Floor Area 449 sq ft – 42 sq m

Second Floor Area 301 sq ft – 28 sq m

Outbuildings Area 135 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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