



**Connells**

Wise Avenue  
Kidlington



### Property Description

Situated in a sought-after residential area of Kidlington, is this three-bedroom family home that is offered with no onward chain.

As you walk through the front door you will find the kitchen on the left-hand side that is fully fitted and offers plenty of storage space and room for appliances, the living room is located to the rear of the property and has sliding doors that will lead you out and into the private low maintenance rear garden.

As you walk up the stairs you will find three well-proportioned bedrooms and a three-piece family bathroom.

Externally to the front of the property there is driveway parking for several vehicles. The private rear garden is ideal for alfresco dining and is low maintenance.

Wise Avenue is conveniently located close to highly rated local schools and nurseries and Kidlington town centre which offers a variety of shops, cafes, and essential amenities as well as offering excellent transport links, with nearby bus services and Oxford Parkway station providing easy access to London and Oxford.

### Kitchen

12' 4" x 8' 6" ( 3.76m x 2.59m )

Integrated oven with gas hob, extractor fan, space for freestanding washing machine, tumble dryer and fridge.freezer. Ample worktop space and storage cupboards

### Lounge

14' 10" x 11' 3" ( 4.52m x 3.43m )

### Bedroom One

15' 2" x 8' 9" ( 4.62m x 2.67m )

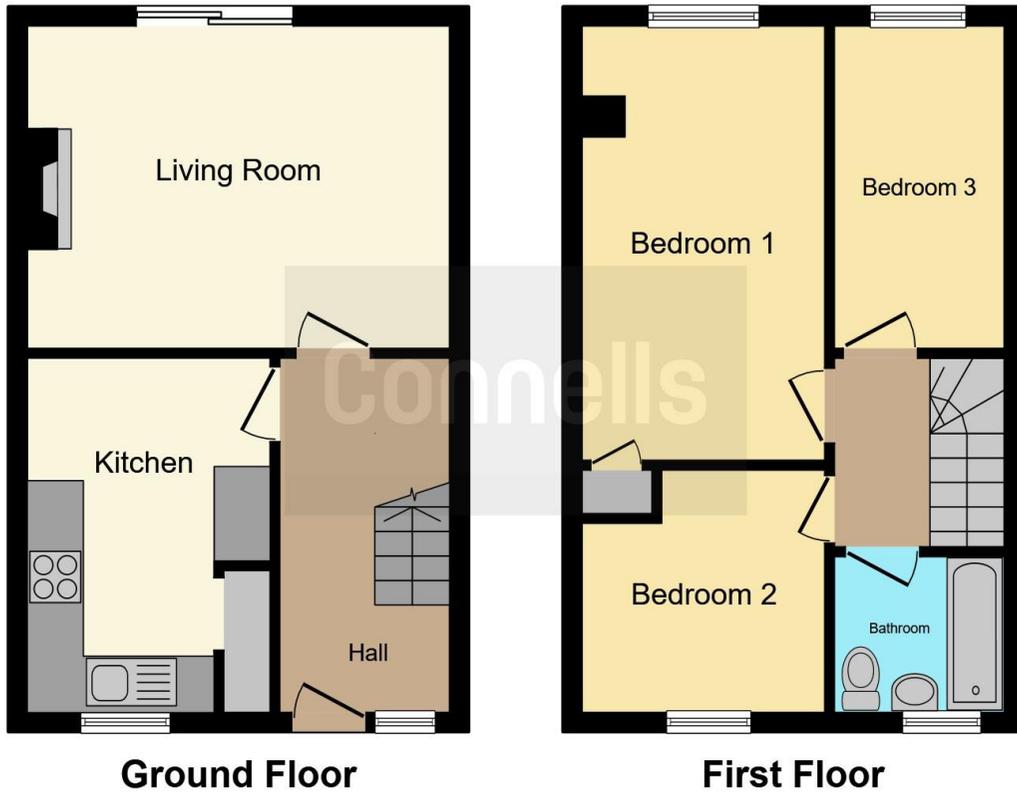
### Bedroom Two

8' 8" x 8' 7" ( 2.64m x 2.62m )

### Bedroom Three

11' 4" x 5' 11" ( 3.45m x 1.80m )





This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by [www.focalagent.com](http://www.focalagent.com)

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EPC Rating: C Council Tax  
 Band: C

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Tenure: Freehold



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Property Ref: WNY305469 - 0012