



19 Hardwick Avenue, Kidlington, OX5 1BH

Guide Price £425,000 Freehold

THOMAS
MERRIFIELD
SALES LETTINGS



The Property

Situated in this popular location a beautifully presented home offering spacious and flexible accommodation.

The accommodation comprises entrance hall, open plan kitchen/dining/living space with doors opening on to the rear garden. Utility room, shower room and bedroom 4.

On the first floor there are three bedrooms and bathroom.

Driveway parking to the front.

Rear garden enjoys a southerly aspect with decking area and the remaining garden laid to lawn.

Material information to note.

- 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 outdoor with EE & O2, good outdoor and variable in home with Three & Vodafone.
- 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

- Four bedrooms
- Open plan kitchen/dining/living room
- Utility room
- Shower room
- Bathroom
- Driveway parking
- Southerly facing garden
- Popular location

The Location

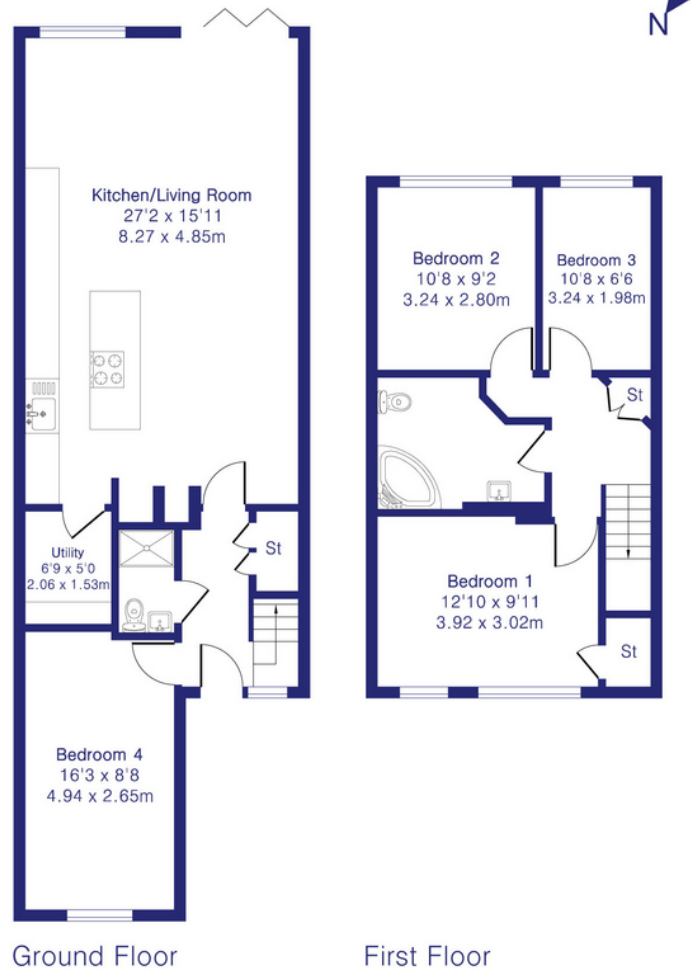
Kidlington is a large Oxfordshire village with many local amenities including a sports centre, police station, fire station, supermarkets, independent and national retailers, library, 2 doctors' surgeries, dentists, Post Office, 4 primary schools (including 1 Catholic) and 1 secondary school. There is also a choice of good restaurants offering a variety of cuisines. Kidlington 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 1176 sq ft - 109 sq m

Ground Floor Area 714 sq ft – 66 sq m

First Floor Area 462 sq ft – 43 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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