



44 Wise Avenue, Kidlington, OX5 2AU

Guide Price £550,000 Freehold

THOMAS
MERRIFIELD
SALES LETTINGS



The Property

Situated in this popular location and within easy reach of Kidlington centre an extended 5 bedroom semi detached home offering spacious and flexible accommodation being sold with no onward chain.

Accommodation comprises on the ground floor, entrance hall, sitting room, dining room, kitchen, conservatory, shower room, family room and bedroom 5.

On the first floor there are four bedrooms, en suite to master and a shower room.

Driveway parking to front leading to a car port. A very good sized rear garden mainly laid to lawn with patio area.

The property is ideally located for access to local park, primary school and close to Kidlington centre.

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 O2, good outdoor and variable in home with Vodafone, Three and good out door and in home with EE.
- 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.
- For information on restrictive covenants please contact the office.

Council Tax Band: C

EPC Rating: B





Key Features

- Extended semi detached
- 5 Bedrooms
- Ensuite to master bedroom
- Sitting room
- Dining room
- Kitchen
- Family room
- Good size rear garden
- Driveway parking
- No chain

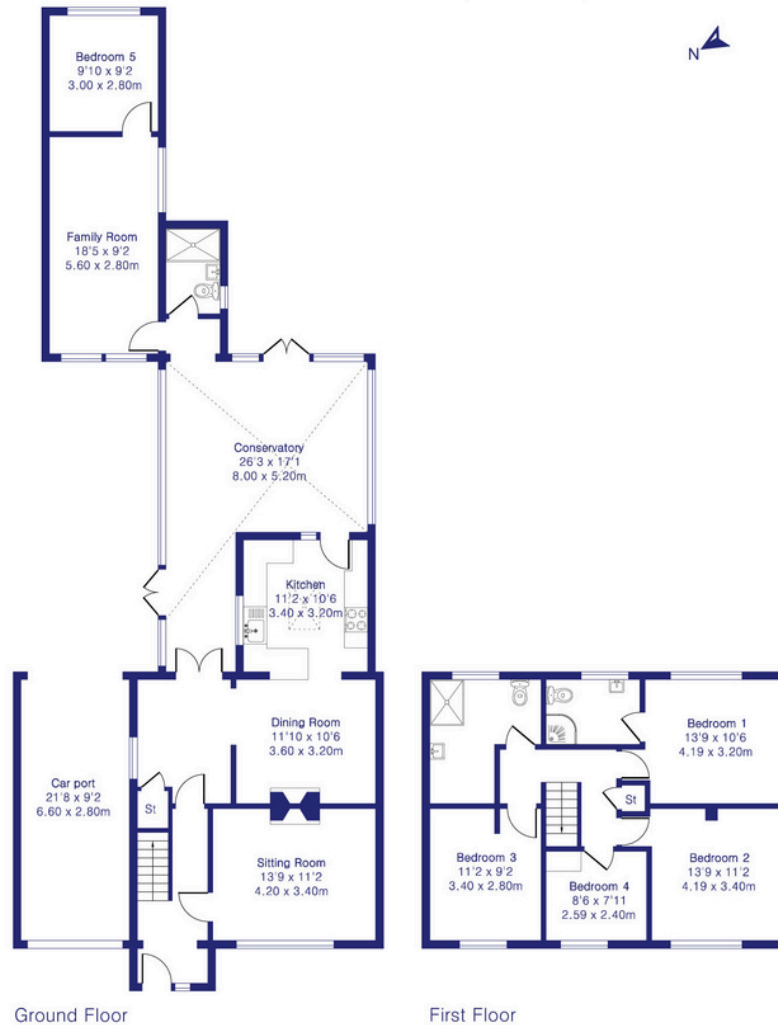
The Location

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 dist

Approximate Gross Internal Area 1910 sq ft - 178 sq m

Ground Floor Area 1247 sq ft - 116 sq m

First Floor Area 663 sq ft - 62 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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