

25 Hazel Crescent, Kidlington, OX5 1EH

Guide Price £430,000 Freehold

THOMAS MERRIFIELD
SALES LETTINGS







The Property

Situated in the popular Garden City location a well presented bungalow offering spacious and flexible accommodation.

Accommodation comprises entrance hall, sitting room, dining room with doors opening on to the rear garden, kitchen, utility, master bedroom with en suite, three further bedrooms and a shower room.
Low maintenance rear garden with decking areas.
Garage and driveway parking.

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







Key Features

- Extended bungalow
- Semi detached
- Four bedrooms
- Sitting room
- Dining room
- Kitchen and utility
- Shower room
- Master bedroom with ensuite
- Garden
- Garage and driveway parking

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 1032 sq ft - 96 sq m (Excluding Garage)

Ground Floor Area 847 sq ft – 79 sq m
First Floor Area 185 sq ft – 17 sq m
Garage Area 279 sq ft – 26 sq m



PINKPLAN

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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