



39 Beech Crescent, Kidlington, OX5 1DP

Guide Price £430,000 Freehold

THOMAS
MERRIFIELD
SALES LETTINGS



The Property

Situated in the popular garden city location a well presented three bedroom semi detached home.

Accommodation comprises entrance porch, hallway, living/dining room with French doors opening on to the rear garden, kitchen.

On the first floor there are three bedrooms and bathroom.

To the front there is driveway parking and garden which is mainly laid to lawn.

Rear garden, patio are with mature borders and shrubs. Brick out building. Gated side access.

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 Vodafone and good outdoor and variable inhome with Three, EE & 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: C

EPC Rating: D





Key Features

- Three bedrooms
- Semi detached
- Living/dining room
- Kitchen
- Bathroom
- Gardens
- Driveway parking
- Within easy reach of local shops

The Location

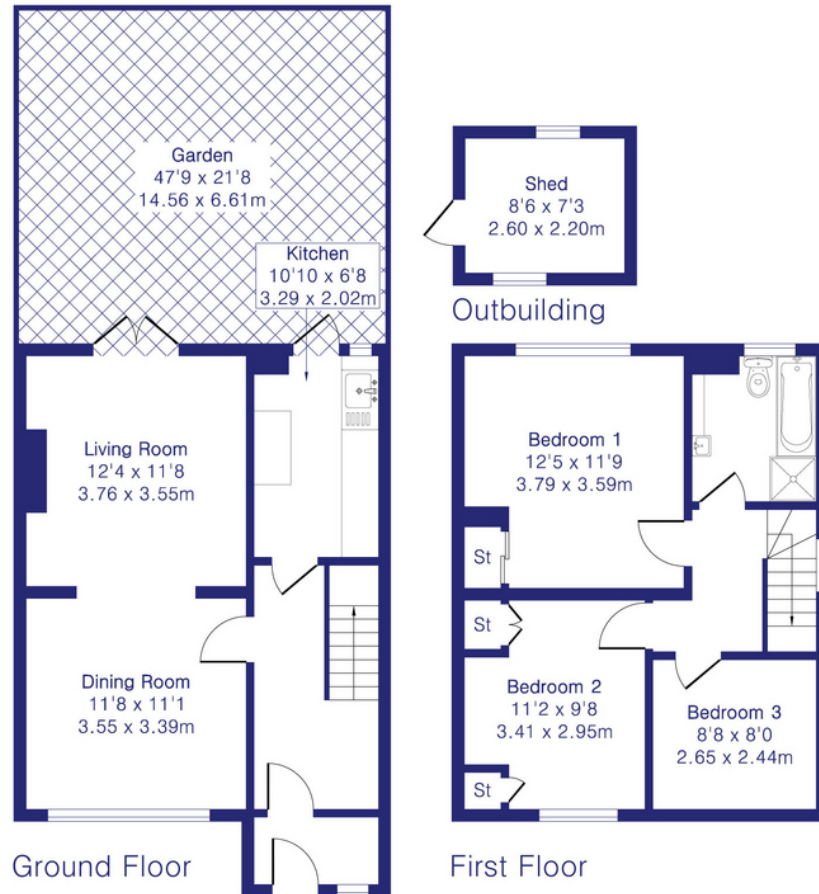
Kidlington is a town with many local amenities including a sports centre, police station, fire station, supermarkets, independent and national retailers, library, 2 doctors' surgeries, dentists, Post Office, 4 primary schools (including 1 Catholic) and 1 secondary school. There is also a choice of good 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 943 sq ft - 88 sq m
(Excluding Outbuilding)**

Ground Floor Area 485 sq ft – 45 sq m

First Floor Area 458 sq ft – 43 sq m

Outbuilding Area 62 sq ft – 6 sq m



Thomas Merrifield and their clients give notice that:

1. They are not authorised to make or give any representations or warranties in relation to the property either here or elsewhere, either on their own behalf or on behalf of their client or otherwise. They assume no responsibility for any statement that may be made in these particulars. These particulars do not form any part of any offer or contract and must not be relied upon as statements or representations of fact.

2. Any areas, measurements or distances are approximate.

The text, photographs and plans are for guidance only and are not necessarily comprehensive. It should not be assumed that the property has all necessary planning, building regulation or other consents and Thomas Merrifield have not tested any services, equipment or facilities. Purchasers must satisfy themselves by inspection or otherwise.

Kidlington Office

1B The Hampden Building, High Street
Kidlington, Oxfordshire, OX5 2DH

T 01865 379 880

E kidlington@thomasmerrifield.co.uk

W thomasmerrifield.co.uk

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