



50 Cromwell Way, Kidlington, OX5 2LL

Offers In Excess Of £545,000 Freehold

THOMAS  
MERRIFIELD  
SALES LETTINGS



## The Property

Extended and renovated by the current owners, a beautifully presented home offering spacious and flexible living space.

Accommodation comprises entrance porch, hallway, living room, open plan kitchen/dining family room with doors opening on to the rear garden, cloak room, utility room. On the first floor there are three rooms and a refitted bathroom with separate shower.

To the front there is driveway parking leading to a garage. Rear garden has a patio area with the remainder laid to lawn (artificial). Shed/workshop with power and lighting.

Additional information to note:

- Electric, gas, water and drainage are connected to the house.
- OFCOM checker indicates that standard to ultrafast broadband is available at the property.
- OFCOM checker indicates good coverage outdoor and in home with O2, Three and Vodafone, good outdoor and variable in home with EE.
- Gov.co.uk indicates a high risk of surface water flooding. However the vendor has informed us that since their ownership in 2016 the property has not flooded and to their knowledge has not flooded previously either.
- Properties built pre-2000 may contain asbestos in certain materials used in their construction or in subsequent building work. Examples of these materials are; Arutex, 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.

EPC Rating: C

Council Tax Band: D

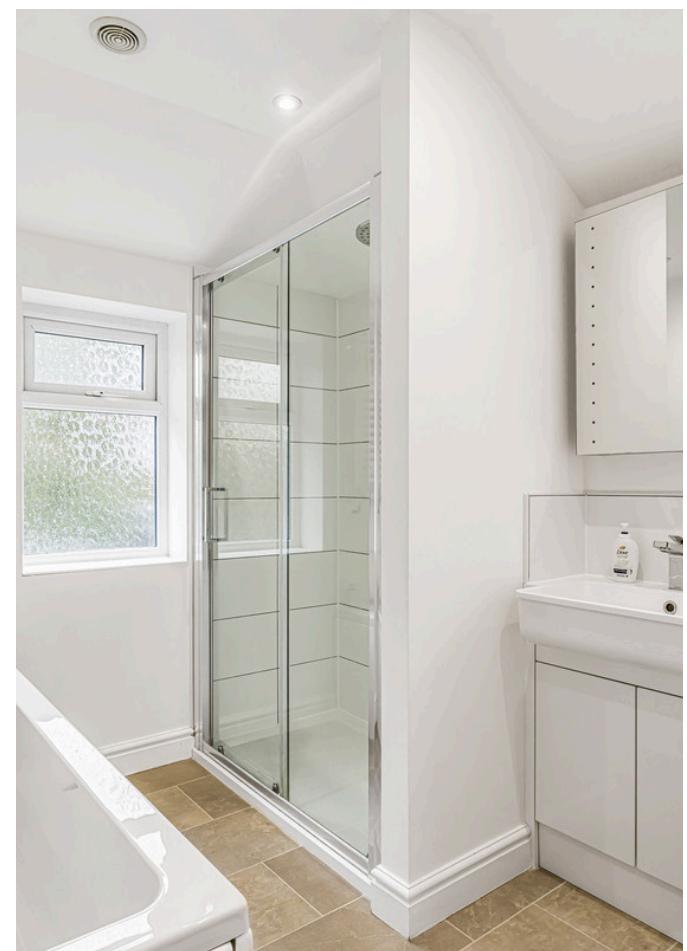


## Key Features

- Extended semi detached
- Three bedrooms
- Living room
- Kitchen/dining family room
- Utility
- Cloak room
- Refitted bathroom
- Garage with driveway parking
- Rear garden

## 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.



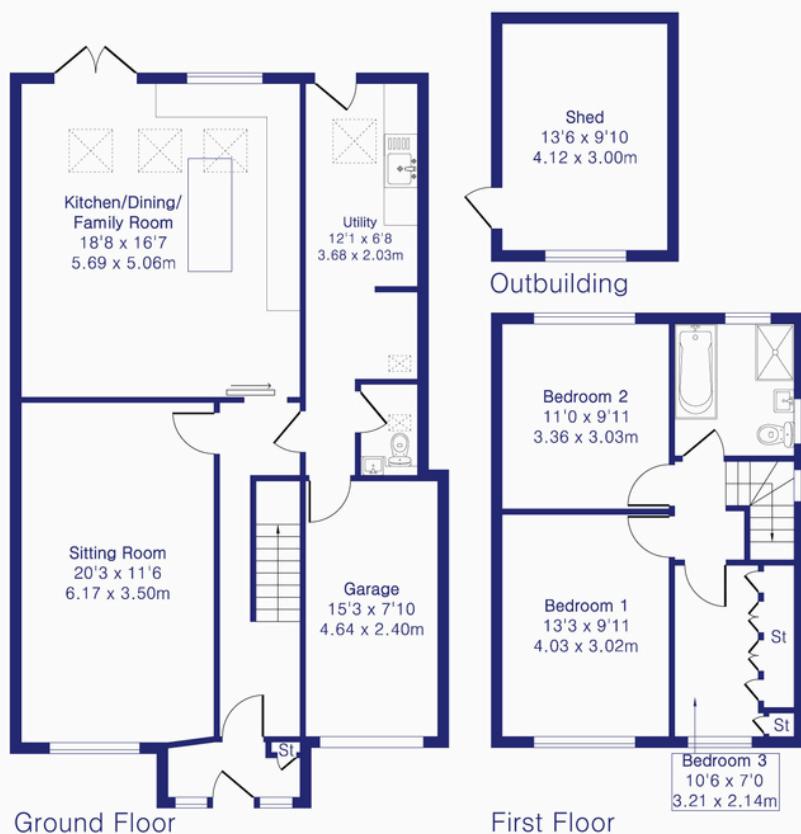
Thomas Merrifield and their clients give notice that:

**Approximate Gross Internal Area 1394 sq ft - 130 sq m  
(Including Garage & Excluding Outbuilding)**

Ground Floor Area 967 sq ft - 90 sq m

First Floor Area 427 sq ft - 40 sq m

Outbuilding Area 133 sq ft - 12 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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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.

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