



6 Andersons Close, Kidlington, OX5 1ST

Offers In The Region Of £440,000 Freehold

THOMAS  
MERRIFIELD  
SALES LETTINGS



## The Property

A well presented 3 bedroom detached home with a southerly facing garden and garage being sold with no onward chain.

On the ground floor the accommodation comprises entrance hall, living/dining room leading on to the conservatory, cloak room and kitchen.

On the first floor there are three bedrooms and bathroom. Garden to front with mature hedge and shrubs. Driveway parking to front leading to garage. Gated side access. Rear garden which enjoys a southerly aspect. Mainly laid to lawn with a mixture of mature shrubs, flowers and trees.

The property is being sold with no onward chain.

Material information to note:

- All mains services connected
- OFCOM checker indicates that standard, superfast and ultrafast broadband is available.
- OFCOM checker indicates that there is good coverage outdoor with EE, Vodafone, Three and 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.

Council Tax Band: D

EPC Rating: C



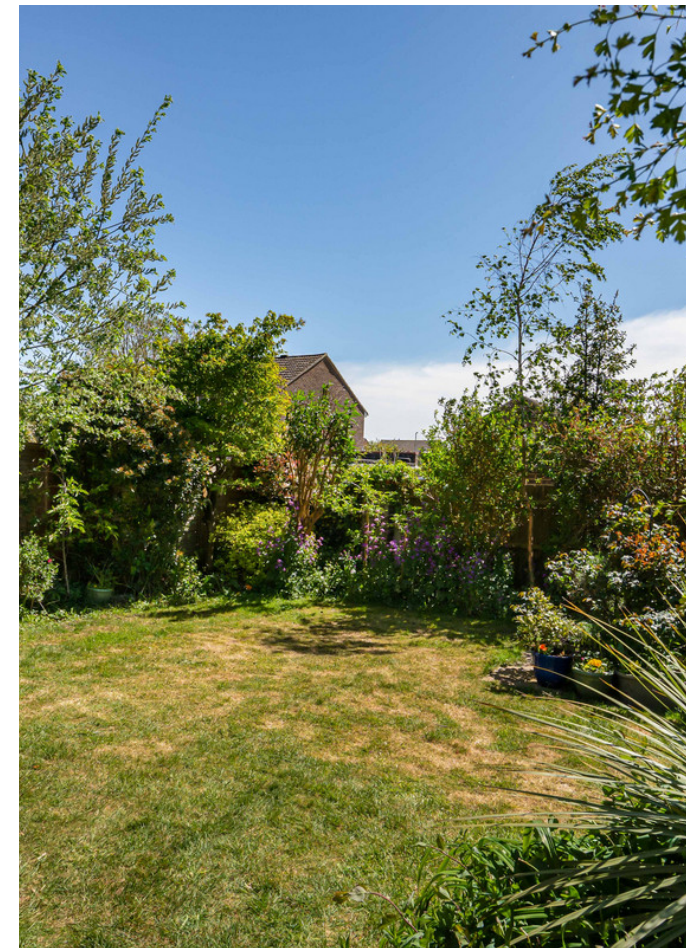


## Key Features

- Detached
- Three bedrooms
- Living/dining room
- Conservatory
- Cloak room
- Kitchen
- Bathroom
- Garage with driveway parking
- Southerly facing rear garden
- No chain

## The Location

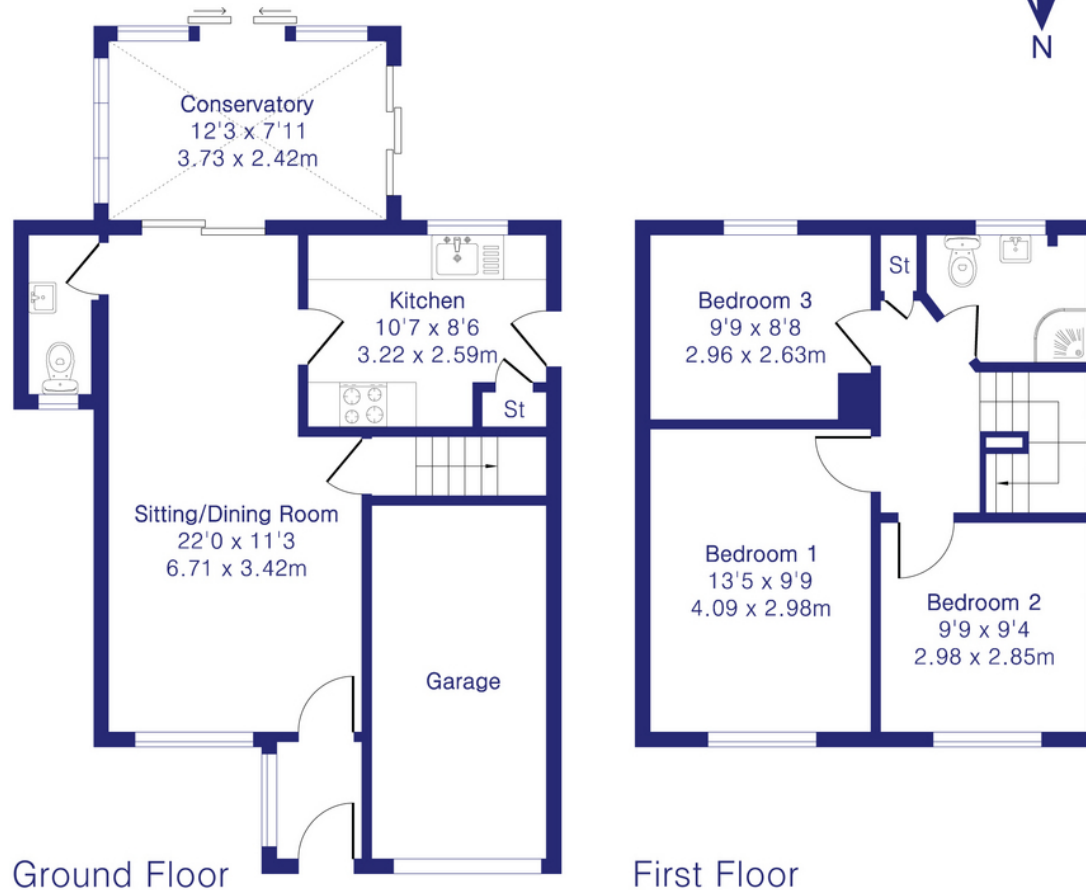
Kidlington is a large Oxfordshire village with many local amenities including a sports centre, police station, fire station, supermarkets, independent and national retailers, library, 2 doctors' surgeries, dentists, Post Office, 4 primary schools (including 1 Catholic) and 1 secondary school. There is also a choice of good restaurants offering a variety of cuisines. 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 920 sq ft - 86 sq m (Excluding Garage)

Ground Floor Area 493 sq ft – 46 sq m

First Floor Area 427 sq ft – 40 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.



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](mailto:kidlington@thomasmerrifield.co.uk)

W [thomasmerrifield.co.uk](http://thomasmerrifield.co.uk)

