



64 Cromwell Way, Kidlington, OX5 2LL

£425,000 Freehold

THOMAS
MERRIFIELD
SALES LETTINGS



The Property

We are delighted to offer this much loved family home entering the market for the first time since it was built in the 1960's. This delightful bay windowed semi-detached family home is located in a highly sought after road to the south of Kidlington providing access to Oxford Parkway Train Station, local shops and schooling for all ages.

The property comprises: Storm porch, entrance hall, bay window lounge/diner, fitted kitchen, double glazed conservatory, 3 bedrooms, bathroom and separate W.C, gas heating to radiators via a back boiler, double glazing and cavity wall installation.

Outside there is a pleasant rear garden with driveway to the side for several vehicles.

Additional information to note:

- All mains services are connected.
- OFCOM checker indicates that standard to ultrafast broadband is available at the property.
- OFCOM checker indicates good outdoor mobile and data reception with good indoor reception with O2, Three and Vodafone.
- Properties built or renovated pre-1999 may contain asbestos in certain building materials e.g. 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.

EPC Rating: D

Council Tax Band: D





Key Features

- Bay Window Semi-Detached
- 3 Bedrooms
- Lounge/Diner
- Double Glazed Conservatory
- Level Garden
- Driveway Parking
- Gas Central Heating to Radiators
- Double Glazed
- No Chain
- Viewing Recommended

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.

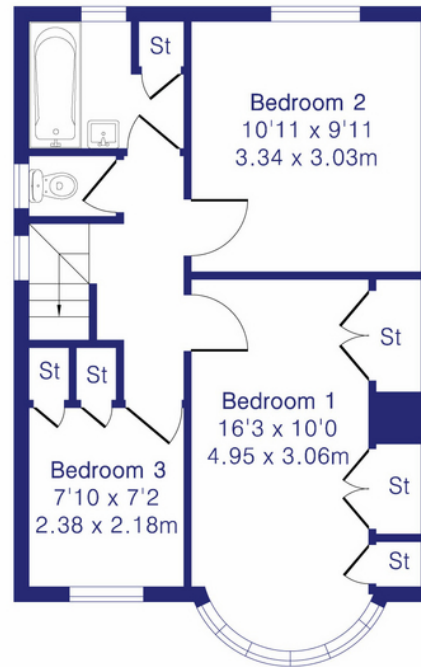
Approximate Gross Internal Area 1028 sq ft - 96 sq m

Ground Floor Area 590 sq ft – 55 sq m

First Floor Area 438 sq ft – 41 sq m



Ground Floor



First Floor



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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