



187 Wilsdon Way, Kidlington, OX5 1TZ

Guide Price £325,000 Freehold

THOMAS
MERRIFIELD
SALES LETTINGS



The Property

A beautifully presented and extended two bedroom home situated in this popular location.

Accommodation comprises entrance hall, living room, kitchen/dining room opening on to the rear garden.

On the first floor there are two double bedrooms and shower room.

Rear garden mainly laid to lawn with patio area and gated rear access.

Allocated parking.

Material information to note:

- All mains services connected
- Gas warm air heating
- OFCOM checker indicates that standard, superfast and ultrafast broadband is available.
- OFCOM checker indicates coverage is good outdoor with O2, good outdoor and variable in home with 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.
- For information on restrictive covenants please contact the office.

Council Tax Band: C

EPC Rating: D



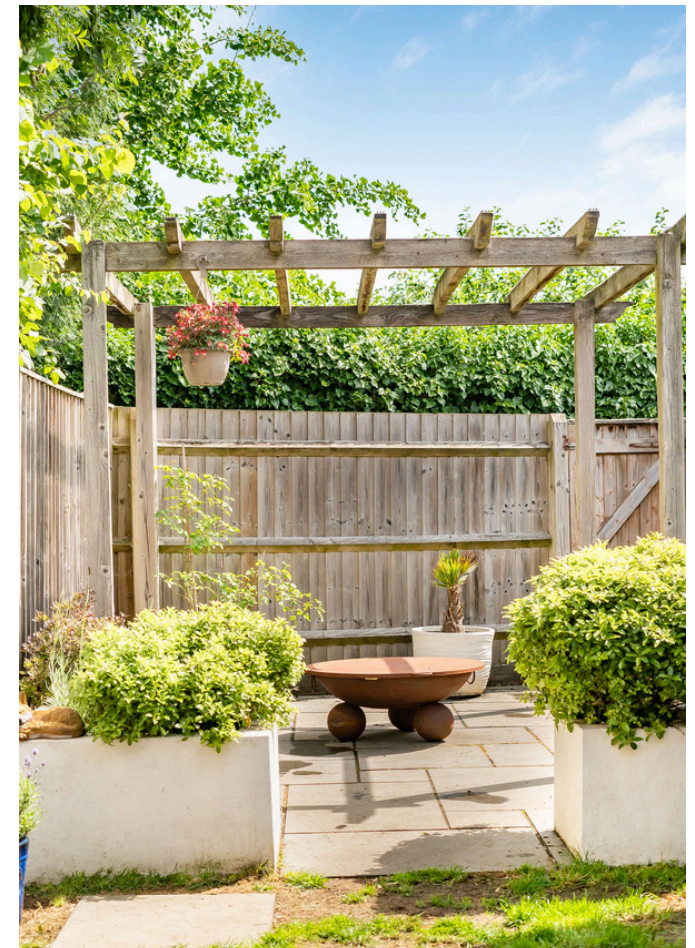


Key Features

- Two double bedrooms
- Extended
- Kitchen/dining room
- Living room
- Shower room
- Gardens
- Allocated parking
- Beautifully presented

The Location

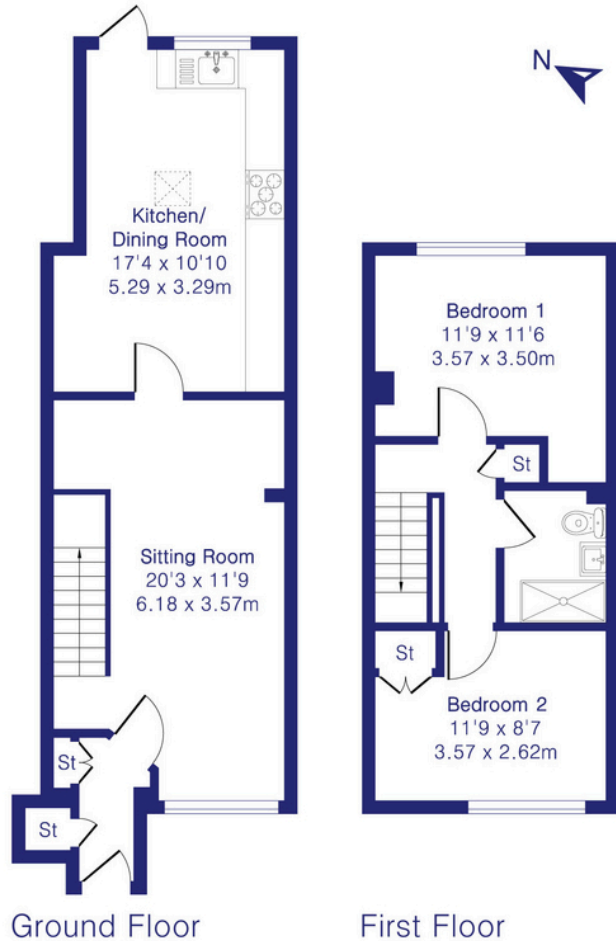
Kidlington is a town with many local amenities including a sports centre, police station, fire station, supermarkets, independent and national retailers, library, 2 doctors' surgeries, dentists, Post Office, 4 primary schools (including 1 Catholic) and 1 secondary school. There is also a choice of good 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 768 sq ft - 71 sq m

Ground Floor Area 445 sq ft – 41 sq m

First Floor Area 323 sq ft – 30 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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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

