



33 Hardwick Avenue, Kidlington, OX5 1BH

Offers In Excess Of £500,000 Freehold

THOMAS
MERRIFIELD
SALES LETTINGS



The Property

Extended and renovated by the current owners to offer a beautiful three bedroom detached bungalow with en suite to master bedroom situated in this popular location.

Accommodation comprises entrance hall opening on to a generous open plan kitchen/dining room, master bedroom with en-suite, two further bedrooms, family bathroom and 19'7 x 15'3 living room with bifold doors opening on to the rear garden with gated side access.

Front garden mainly laid to lawn with a lovely wild flower area. Rear garden enjoys a good degree of privacy, lawn area and raised flower/vegetable beds. Driveway parking to front with EV charging point.

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 EE and O2, good outdoor and variable in home with Vodafone and Three.
- 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.
- Gov.co.uk indicates a medium chance of surface water flooding between 2040-2060 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.
- Automist Fire System
- Council Tax Band: D - EPC Rating: A



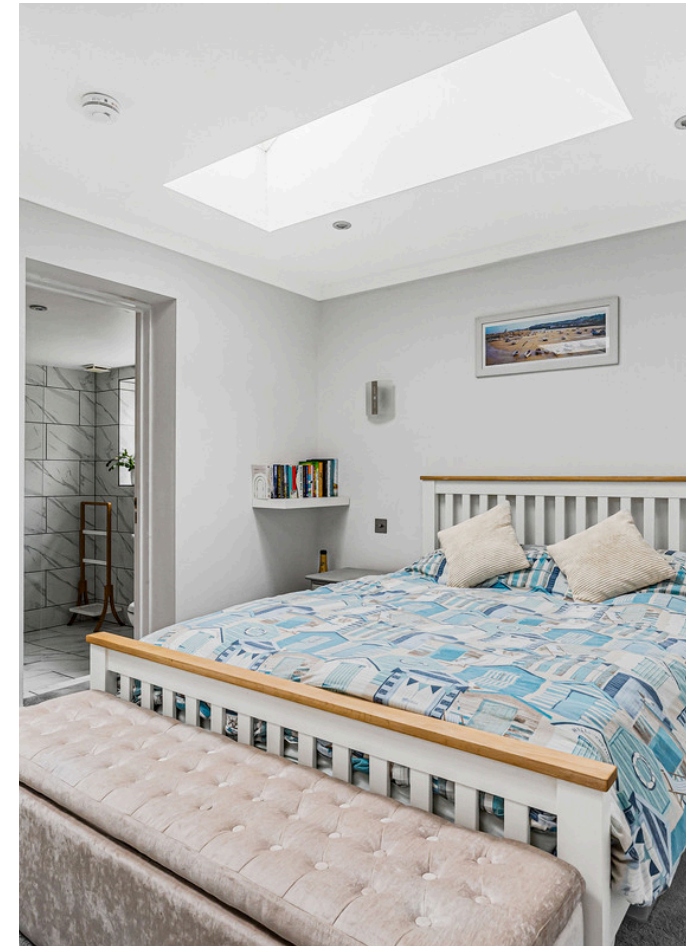


Key Features

- Extended detached bungalow
- Three bedrooms
- Ensuite to master
- Open plan kitchen/dining
- Bathroom
- Living room
- Front and rear gardens
- Driveway parking
- EPC - A
- 14 Solar Panels Produces 6 KW

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. 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 1080 sq ft - 100 sq m
(Excluding Garage)

Garage Floor Area 108 sq ft - 10 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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