



17 Harts Close, Kidlington, OX5 1AZ

Guide Price £375,000 Freehold

THOMAS
MERRIFIELD
SALES LETTINGS



The Property

Situated towards the end of this small close a well presented three bedroom home.

Accommodation comprises entrance hall, cloak room, kitchen, L shape living /dining room, conservatory. On the first floor there are three bedrooms and bathroom.

Garden to front with raised beds and path to front door. Rear garden mainly laid to lawn with Garden office and gated rear access.

The property is within easy reach of local shop, bus stops and park.

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 with Vodafone, EE, Three & O2.
- 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.

EPC Rating: C

Council Tax Band: C





Key Features

- Three bedrooms
- Kitchen
- Cloak Room
- Living / dining room
- Bathroom
- Front and rear garden
- Garden Office

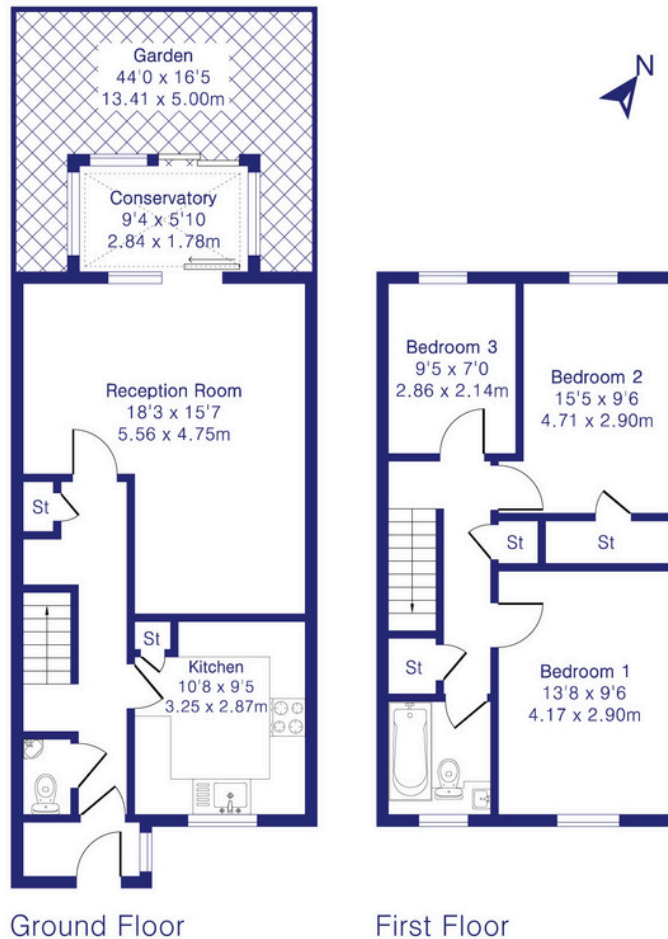
The Location

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 997 sq ft - 92 sq m

Ground Floor Area 540 sq ft – 50 sq m

First Floor Area 457 sq ft – 42 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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