



12 Beagles Close, Kidlington, OX5 2QJ

Guide Price £575,000 Freehold

THOMAS
MERRIFIELD
SALES LETTINGS



The Property

A good sized four bedroom detached home with gardens and garage with driveway parking situated in this quiet close.

Accommodation comprises entrance hall, living room, kitchen/dining room with doors opening on to the rear garden. On the first floor there are 4 bedrooms and a family bathroom. Garden to the front mainly laid to lawn with driveway parking leading to garage.

Rear garden mainly laid to lawn with patio area.

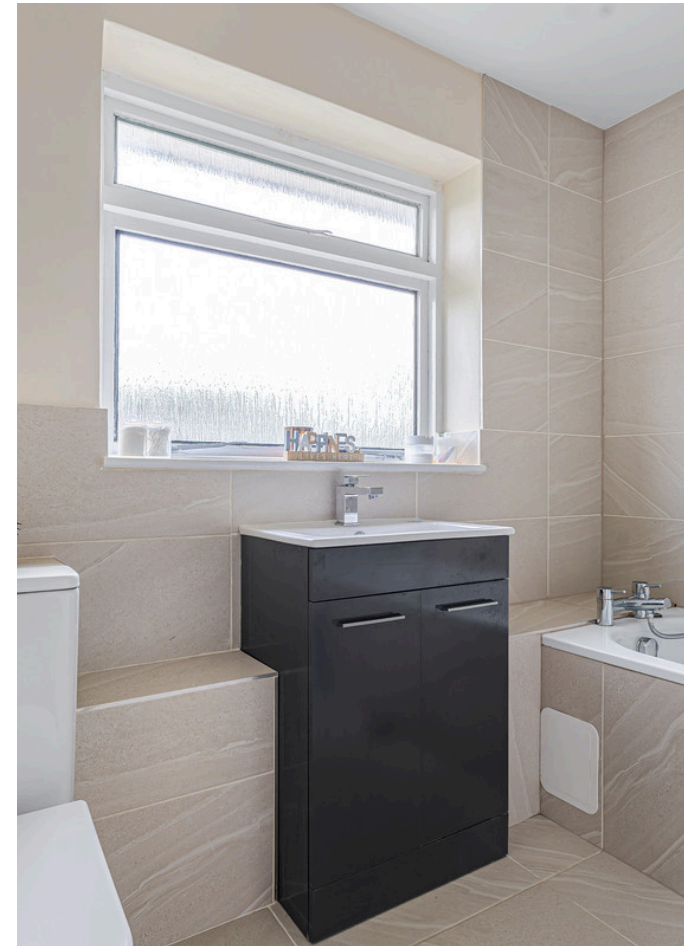
Material information to note:

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

Council Tax Band: E

EPC Rating: D





Key Features

- Detached
- Four bedrooms
- Living room
- Kitchen/dining
- Bathroom
- Gardens
- Garage
- Driveway parking

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 1170 sq ft - 109 sq m
(Excluding Garage)**

Ground Floor Area 558 sq ft – 52 sq m

First Floor Area 612 sq ft – 57 sq m

Garage Area 116 sq ft – 11 sq m



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

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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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