



38 Beech Crescent, Kidlington, OX5 1DP

Guide Price £425,000 Freehold

THOMAS
MERRIFIELD
SALES LETTINGS



The Property

A beautifully presented three bedroom semi detached home situated in the Garden City development of Kidlington.

Accommodation comprises entrance porch, hallway, living room, open plan kitchen/dining room with French doors opening on to the rear garden.

On the first floor there are three bedrooms and a bathroom.

Driveway parking to front. EV charging point.

Rear garden mainly laid to lawn with gated side access, outside electric sockets and a large shed.

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 O2 & Vodafone, good outdoor and variable inhome with 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.

Council Tax Band: C

EPC Rating: D





Key Features

- Three bedrooms
- Semi detached
- Living room
- Kitchen/dining room
- Bathroom
- Driveway parking
- Garden
- EV charging point

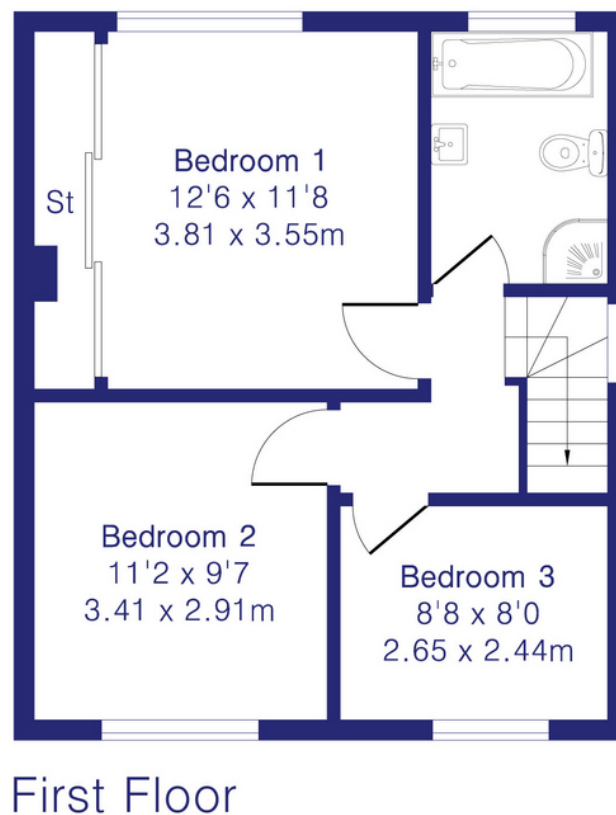
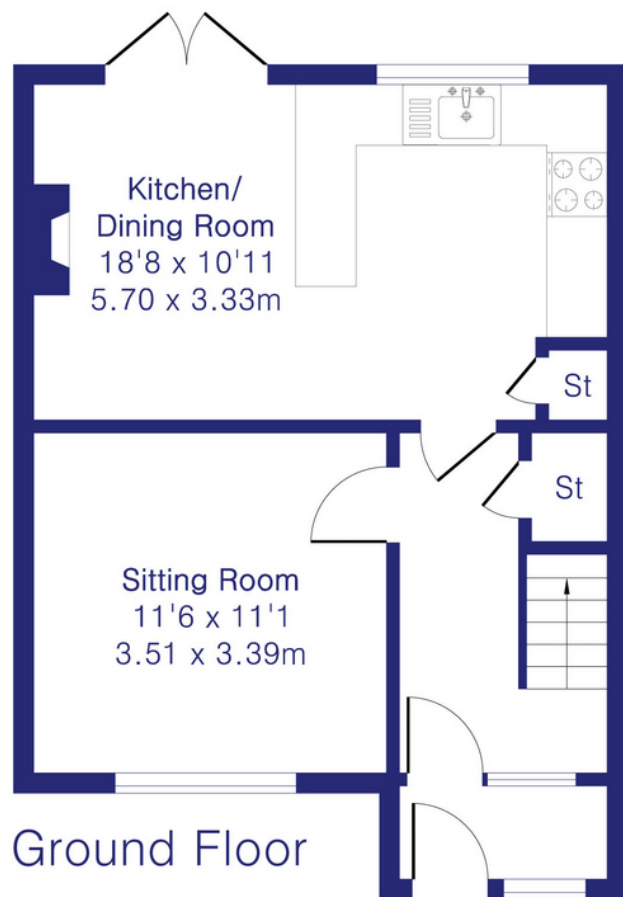
The Location

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 861 sq ft - 80 sq m

Ground Floor Area 442 sq ft – 41 sq m

First Floor Area 419 sq ft – 39 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

1B The Hampden Building, High Street
Kidlington, Oxfordshire, OX5 2DH

T 01865 379 880

E kidlington@thomasmerrifield.co.uk

W thomasmerrifield.co.uk

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