



21 Chaundy Road, Tackley, OX5 3BN
£490,000 Freehold

THOMAS
MERRIFIELD
SALES LETTINGS



The Property

A deceptively spacious semi-detached family home being well presented and offering larger than average accommodation. The property is located towards the end of a no through road on the fringes of the village, yet still within access to Tackley C of E Primary School and Tackley Train Station.

The property comprises: Storm porch, entrance hall, downstairs cloakroom, good size sitting/dining room, fitted kitchen opening up into a good size family room. Upstairs there is a master bedroom with en-suite shower room, 3 further bedrooms and family bathroom.

Outside there is a pleasant enclosed garden and driveway for off street parking to the front, along with internal garage. Viewing is strongly recommended.

Additional information to note:

- All mains services are connected.
- OFCOM checker indicates that standard to ultrafast broadband is available at the property.
- OFCOM checker indicates good outdoor mobile voice and data, with variable in-home with EE, Three and Vodafone.
- Properties built or renovated pre-1999 may contain asbestos in certain building materials e.g. 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: E



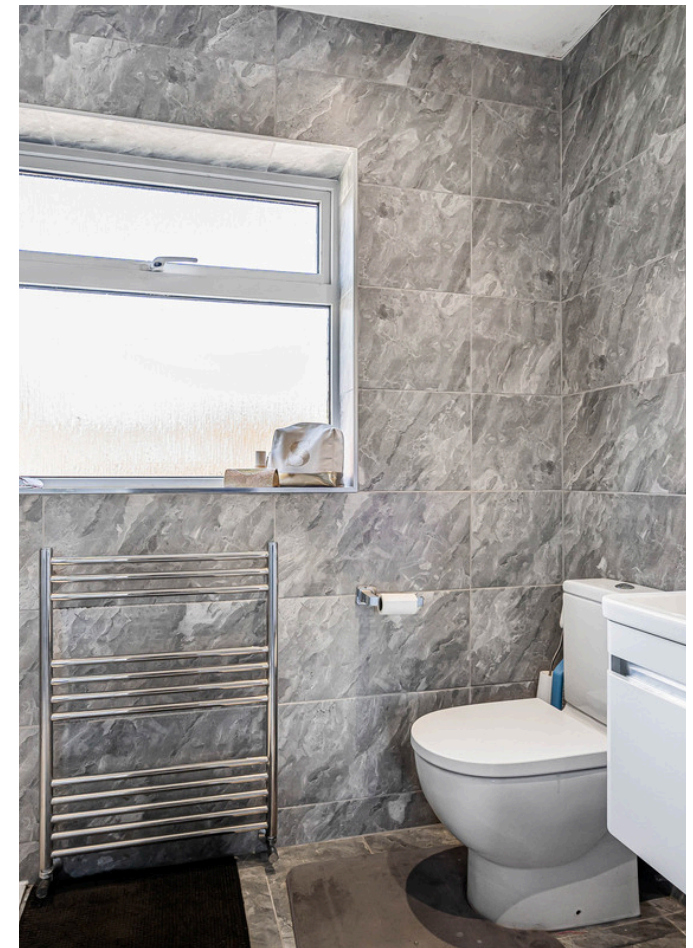


Key Features

- Substantial Semi-Detached House
- Extended Accommodation
- Nicely Presented
- 2 Large Reception Rooms
- 4 Bedrooms
- En-Suite & Family Room
- Downstairs Cloakroom
- Gas Heating to Radiators
- Double Glazing
- Viewing Recommended

The Location

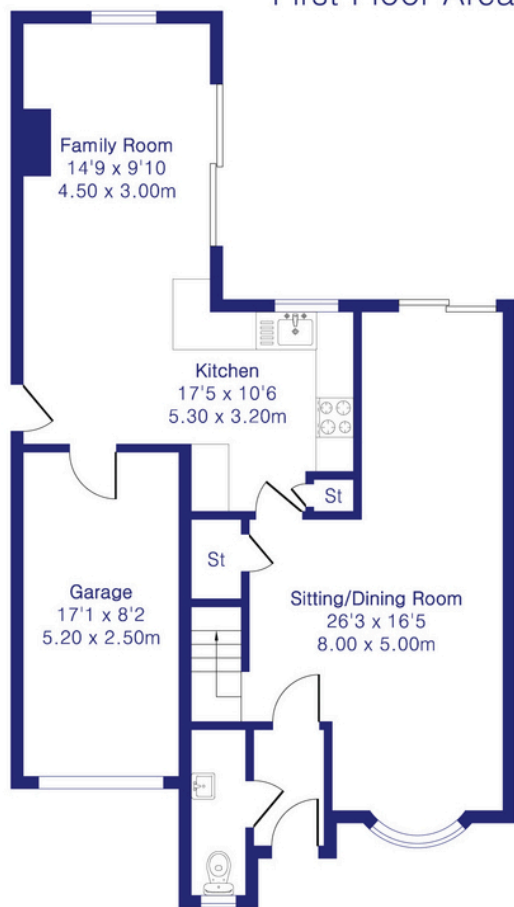
Tackley is a pretty and sought after village set c.9 miles North of Oxford. It offers excellent local facilities including a village green, community shop with post office, a church, primary school and a village pub which serves food. It also benefits from a railway station running services to London, Banbury and Oxford and the new Oxford Parkway Railway Station now open close by at Water Eaton, Kidlington will benefit local residents even further travelling to London. The M40 (J.9) is within 8 miles, giving access to London and the Midlands and there is a bus service to Banbury and Oxford.



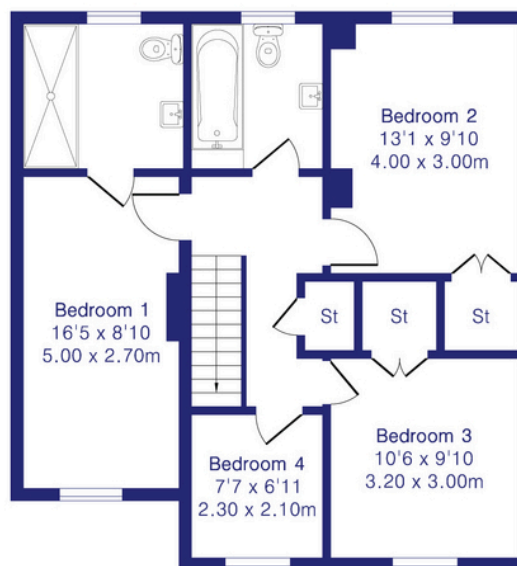
**Approximate Gross Internal Area 1521 sq ft - 141 sq m
(Including Garage)**

Ground Floor Area 822 sq ft – 76 sq m

First Floor Area 699 sq ft – 65 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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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.

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