



79 Hazel Crescent, Kidlington, OX5 1EL

£500,000 Freehold

THOMAS  
MERRIFIELD  
SALES LETTINGS



## The Property

A truly stunning semi-detached family home having been extended to the front and rear to provide excellent family accommodation where an internal inspection is strongly recommended.

The property comprises good size entrance hall, cloakroom, lounge, stunning kitchen/diner/family room with integrated appliances and twin patio doors leading to the rear garden. Upstairs there are 3 good sized bedrooms and a luxury bathroom. The property is complimented by gas heating to radiators and double glazing.

Outside there is a pleasant southerly facing rear garden and parking for 2 cars to the front. The property is located in the popular garden city development with access to Oxford Parkway Train Station, schooling and shops.

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 is available with variable in-home with EE.
- 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: D



## Key Features

- Stunningly Presented
- Extended Semi-Detached
- 3 Bedrooms
- Luxury Kitchen
- Luxury Bathroom
- 2 Parking Spaces
- Southerly Facing Garden
- Gas Heating to Radiators
- No Chain
- Viewing Recommended

## The Location

Kidlington is a large Oxfordshire village 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 1173 sq ft - 109 sq m

Ground Floor Area 728 sq ft – 68 sq m

First Floor Area 445 sq ft – 41 sq m



Ground Floor

First Floor

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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