



Hampden Drive, Kidlington, OX5 2LS

£525,000 Freehold

THOMAS
MERRIFIELD
SALES LETTINGS





The Property

A much loved family home having been extended to the rear to now provide excellent family living space. This well presented semi-detached house is located in a highly popular established road providing access to schooling, bus service, local shops and Oxford Parkway train station. An internal inspection is strongly recommended. The property comprises spacious entrance hall, cloakroom, lounge, kitchen/diner, family room, 3 good size bedrooms and family bathroom. The property is complimented by double glazed modern windows and gas heating to radiators via a modern gas boiler. Outside there is a pleasant good size rear garden with garage to the side and block pavior driveway providing off street parking.

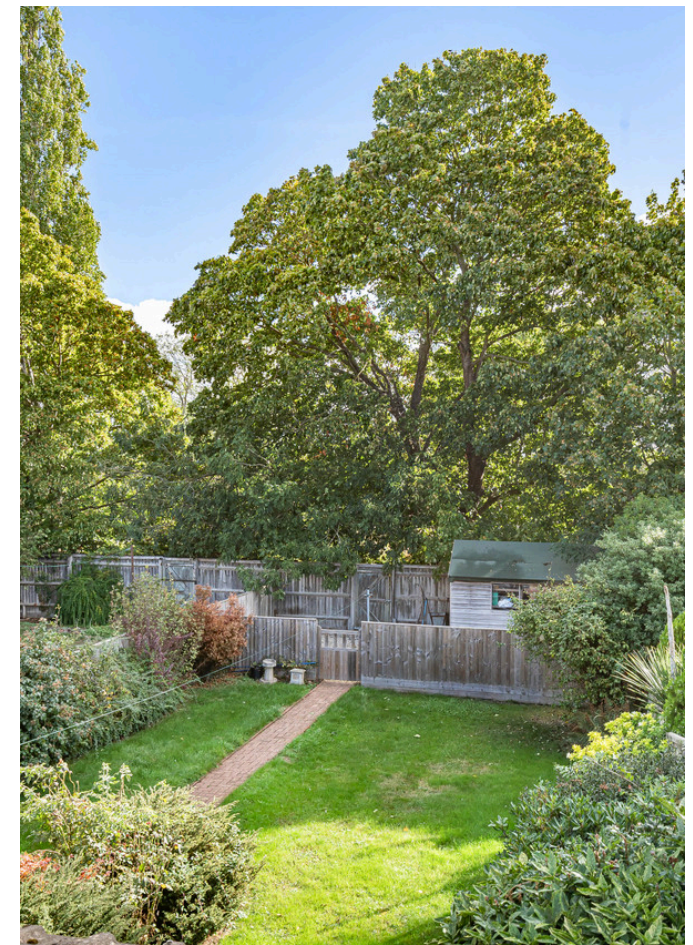
Additional information to note:-

- All main services are connected.
- OFCOM checker indicates standard to Ultrafast Broadband is connected.
- OFCOM checker indicates good outdoor mobile voice and data with all networks, with good indoor with O2 and Vodafone along with variable in home with EE.
- GOV.UK website advises a medium chance of surface water flooding, however the owners have lived there since 1971 and never experienced any flooding.



Council Tax Band: D

EPC Rating: C



Key Features

- Extended Semi-Detached House
- Excellent Living Space
- Good Size Kitchen/Diner
- Modern Kitchen
- Modern Bathroom
- 3 Good Size Bedrooms
- Gas Heating to Radiators
- Double Glazed Windows
- Popular Location
- Viewings Highly Recommended



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.

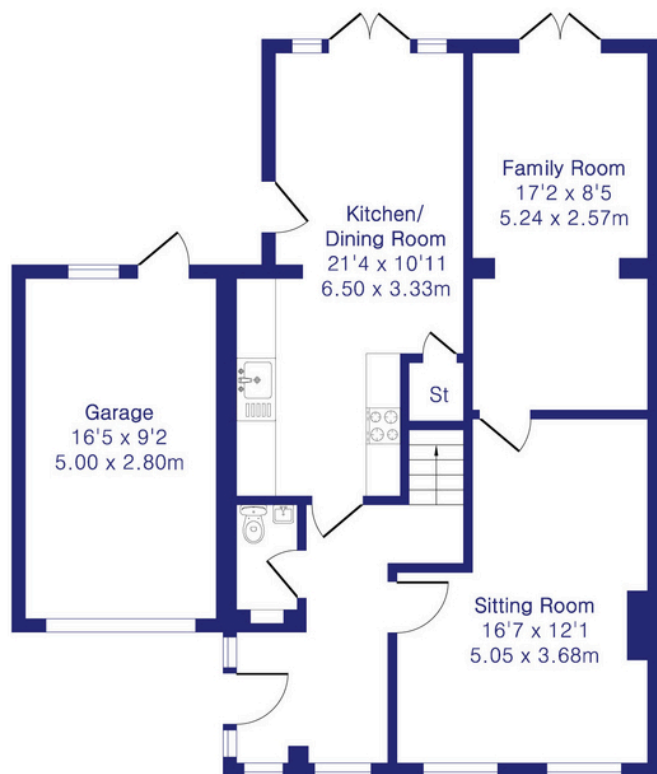


**Approximate Gross Internal Area 1117 sq ft - 104 sq m
(Excluding Garage)**

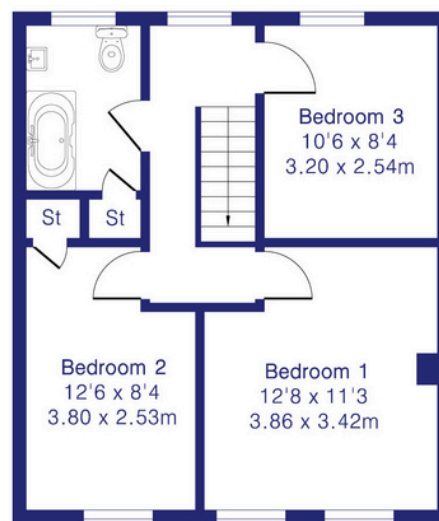
Ground Floor Area 656 sq ft – 61 sq m

First Floor Area 461 sq ft – 43 sq m

Garage Area 150 sq ft – 14 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

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

T 01865 379 880

E kidlington@thomasmerrifield.co.uk

W thomasmerrifield.co.uk

THOMAS
MERRIFIELD
SALES LETTINGS