



16 Edinburgh Drive, Kidlington, OX5 2JF

Offers In Excess Of £475,000 Freehold

THOMAS
MERRIFIELD
SALES LETTINGS



The Property

An extended, much loved, 5 bedroom semi detached house, offering generous family accommodation, which has been home to the current owners for 40 years. In addition to this the property benefits from driveway parking, garage to front plus original garage to rear and enclosed garden.

The property comprises:- entrance hall, living room, sitting/dining room, sun lounge, fitted kitchen, utility area, 5 bedrooms, family bathroom, Westerly facing rear garden.

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 coverage is good outdoor with EE & O2, good out door and in home with Vodafone and Three.
- 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.



EPC Rating: C

Council Tax Band: D



Key Features

- 5 Bedrooms
- Extended Semi-Detached
- Gas Central Heating
- Double Glazing
- Driveway & Garage
- Garden & Additional Garage to Rear
- Generous Family Accommodation
- Home to the Current Owners for 40 Years

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.



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.

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Approximate Gross Internal Area 1491 sq ft - 138 sq m (Excluding Garage)

Ground Floor Area 765 sq ft – 71 sq m

First Floor Area 726 sq ft – 67 sq m

Garage Area 359 sq ft – 33 sq m

