



29 Kingsway Drive, Kidlington, OX5 2LZ

£390,000 Freehold

THOMAS  
MERRIFIELD  
SALES LETTINGS



## The Property

An attractive 3 bedroom semi-detached house, having been a much loved family home situated in a cul-de-sac location being offered for sale with no upper chain. This ideal family home comprises: Entrance hall, bay window lounge, extended dining room, conservatory, extended kitchen, 3 bedrooms and bathroom. Outside there is pleasant gardens to the front and rear with a larger than average garage with driveway access. The property is ideally situated for bus stops, local schools and open countryside. Viewing is strongly recommended.

Additional information to note:

- All mains services are connected.
- Garage roof asbestos sheeting.
- OFCOM checker indicates that standard to ultrafast broadband is available at the property.
- OFCOM checker indicates that there is limited mobile voice and data inside with EE, O2 and Vodafone, with likely voice and data with Three. Outside there is likely mobile voice and data with all networks.
- GOV.UK website indicates that there is a high risk to surface water flooding. However, the property has not flooded since the flood relief system was installed in 2001.



EPC Rating: D

Council Tax Band: D





## Key Features

- Extended Bay Window Semi Detached House
- 3 Bedrooms
- Good Living Space
- Cul-De-Sac Location
- Garage and Driveway
- Conservatory
- Gas Heating to Radiators
- Double Glazing
- Close to Schools
- No Chain

## 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 1358 sq ft - 127 sq m

Ground Floor Area 705 sq ft – 66 sq m

First Floor Area 450 sq ft – 42 sq m

Garage Area 203 sq ft – 19 sq m



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 as defined by RICS code of measuring practice. No guarantee is given on 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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