



14 Chorefields, Kidlington, OX5 1SX

Guide Price £415,000 Freehold

THOMAS
MERRIFIELD
SALES LETTINGS



The Property

Situated in this popular close a lovely three bedroom semi detached home benefitting from garage and driveway parking and a southerly facing rear garden.

Accommodation comprises entrance hall, living/dining room, kitchen leading on to the rear garden. On the first floor there are three bedrooms and bathroom.

To the front, driveway parking leading to garage. Rear garden enjoys a patio area with remainder laid to lawn.

The property is ideally located for access to Kidlington village centre.

Material information to note.

- Mains electricity, gas and water are connected to this property
- According to OFCOM checker standard, superfast and ultrafast broadband is available at this property.
- According to OFCOM checker EE, O2 & Vodafone, good (outdoor only), Three variable in home and good outdoor.
- Properties built pre-2000 may contain asbestos in certain materials used in their construction or in subsequent building work. Examples of these materials are; 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.

Council Tax Band: C

EPC Rating: C





Key Features

- Three bedrooms
- Semi detached
- Living/dining room
- Kitchen
- Bathroom
- Southerly facing rear garden
- Garage with driveway parking
- Within easy reach of Kidlington village center

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.

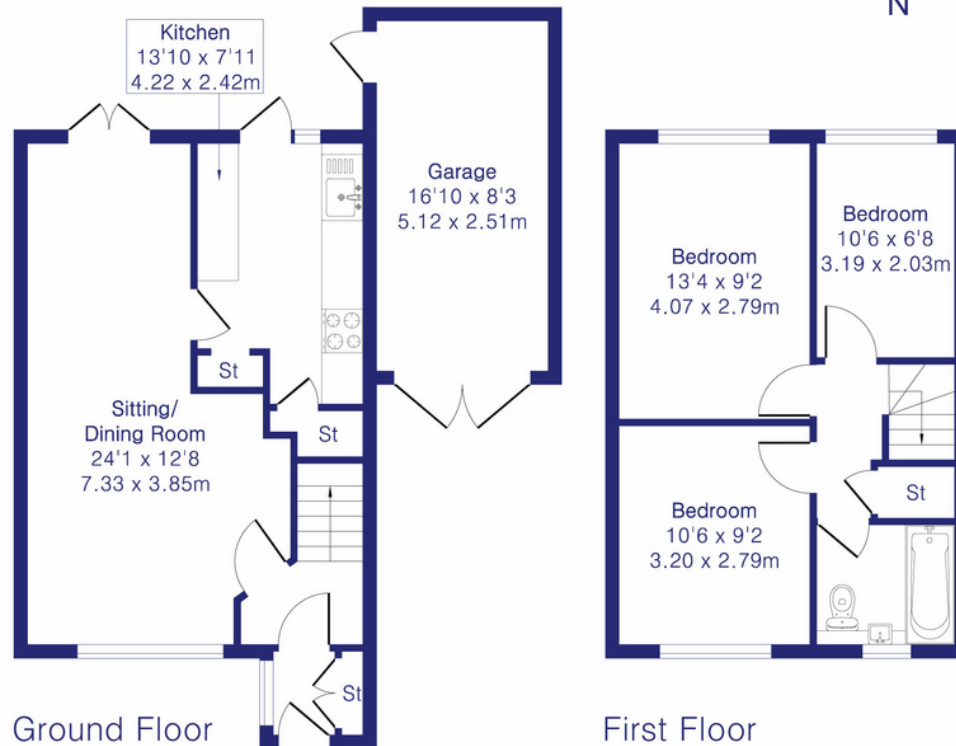


Approximate Gross Internal Area 797 sq ft - 74 sq m (Excluding Garage)

Ground Floor Area 408 sq ft – 38 sq m

First Floor Area 389 sq ft – 36 sq m

Garage Area 138 sq ft – 13 sq m



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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