



£375,000

THOMAS  
MERRIFIELD

SALES LETTINGS

89 Waverley Avenue Kidlington Oxon OX5 2ND



# 89 Waverley Avenue

## Kidlington Oxon OX5 2ND

Situated in a cul-de-sac location we are pleased to offer this 1950's 3 bedroom bay window semi offering good sized family accommodation with access to local schools, bus routes and Oxford Parkway Train Station. The property benefits from approximately 85' southerly facing garden, garage (with restricted access) and driveway parking.

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 55 mins. Other nearby stations are at Oxford City Centre (c5 miles) and Bicester (10 miles). Open countryside and the River Cherwell are within easy walking distance of the property. For more information on Kidlington and local facilities/businesses please visit Kidlington Voice website [www.kvoice.co.uk](http://www.kvoice.co.uk).

## Local Authority:

Cherwell District Council Tax Band: C



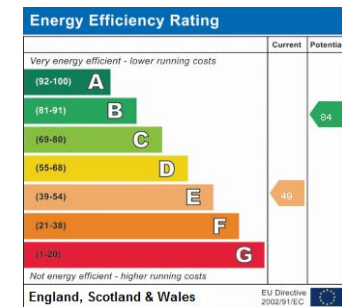
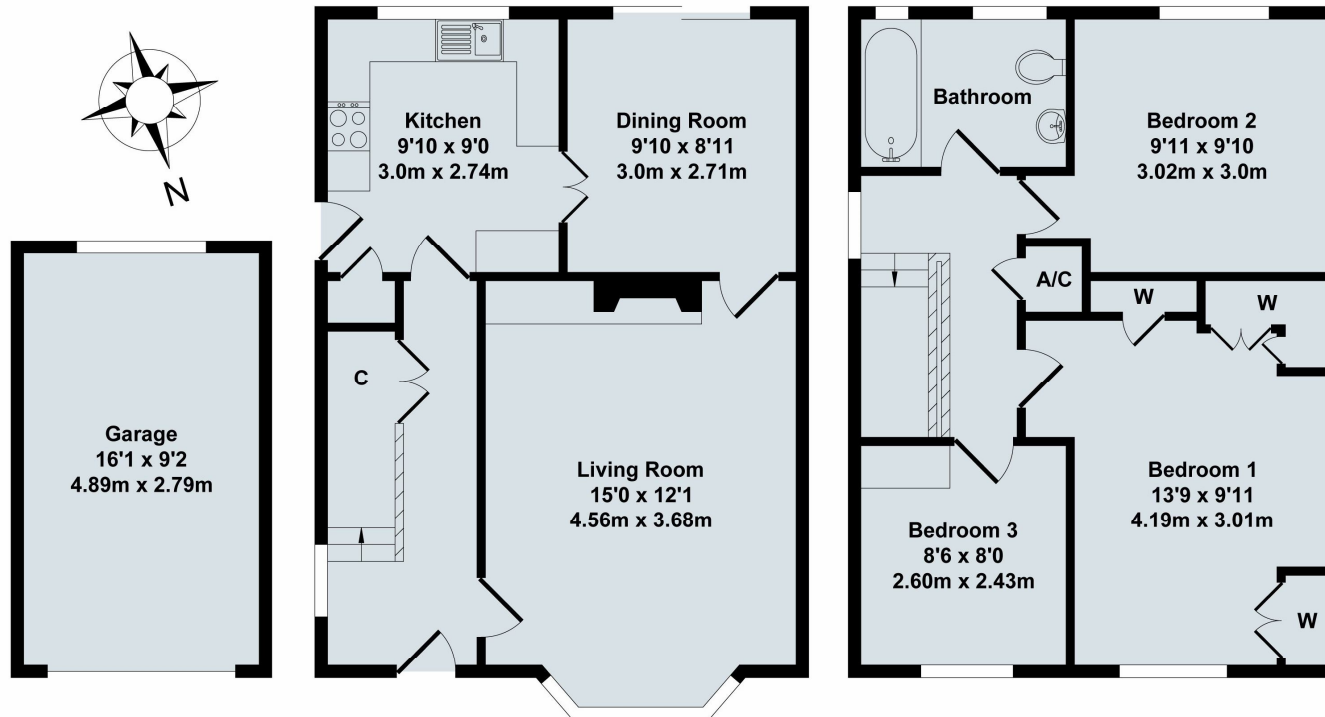
Directions: From Oxford proceed to the Kidlington roundabout and take the last exit signposted Bicester. At the traffic lights turn left onto the Bicester Road, first right into Lovelace Drive and left at the T-junction into Waverley Avenue. Continue ahead and the property can be found on the left-hand side.







- 1950' semi-detached House
- Cul-de-sac location
- Good sized family accommodation
- Close to schools
- Short distance to bus routes to Bicester/Bicester Village, Oxford and Oxford Parkway Train Station
- Bay window Lounge with stone fireplace and gas fire
- Dining Room with patio doors to garden
- Fitted Kitchen with pantry
- 3 Bedrooms
- Bathroom
- Double Glazing
- Electric Heating
- Approximately 85' southerly facing garden
- Garage (with restricted access)
- Driveway Parking



Garage

Ground Floor

First Floor

Total Approx. Floor Area 1072 Sq.Ft. (99.60 Sq.M.)

All items illustrated on this plan are included in the "Total Approx Floor Area"



## Contact:

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