



£485,000

THOMAS  
MERRIFIELD

SALES LETTINGS

1 Elm Grove Kidlington Oxon OX5 1DR

# 1 Elm Grove

## Kidlington Oxon OX5 1DR

Located in this popular Garden City development is this 1950's 3 bedroom house having been considerably improved by the current owners. The extended accommodation makes the property an ideal family home and is set on a generous plot with potential for further development subject to planning permission. The deceptive accommodation comprises: entrance porch, good sized entrance hall, lounge/dining room which opens up into the conservatory. The extended 'L' shaped modern kitchen makes for an ideal family kitchen with good storage and work surface area with a stable door leading to rear lobby/breakfast room. Upstairs there are 3 good sized bedrooms all with fitted wardrobes along with a modern 4-piece bathroom. Outside the gardens have been landscaped with a large paved entertainment patio area, area of lawn and shrub borders, side garden with timber garden shed and access to the front with a large area to the side, parking for several cars and garage. Viewing strongly recommended.

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 c10 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).



Directions: From Oxford proceed onto the left-hand slip road at the Kidlington roundabout and continue parallel to the main Oxford Road. Turn left into The Broadway, right into Hazel Crescent and left into Elm Grove where the property can be found on the left-hand side.

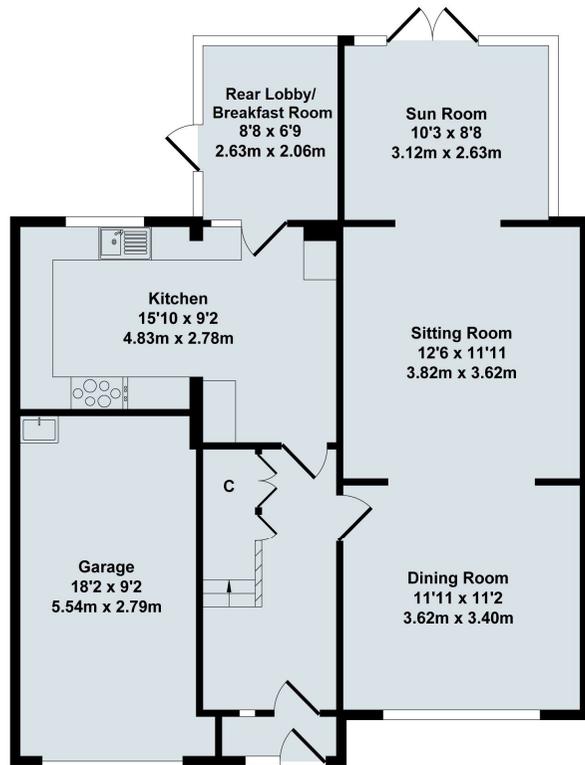
Local Authority: Cherwell District Council Tax Band: C



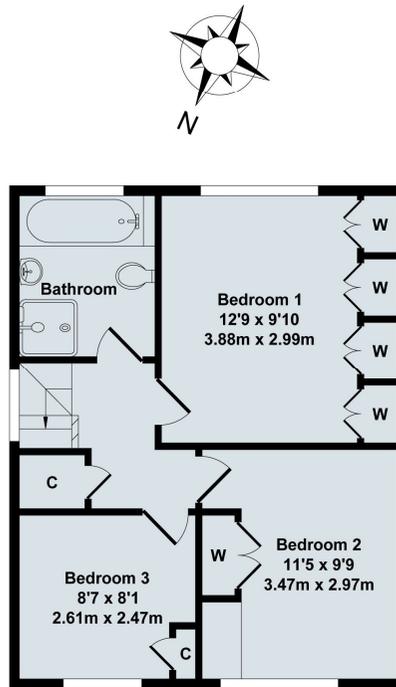


- Extended family house
- 3 good sized Bedrooms
- Conservatory
- Generous Kitchen
- Rear Lobby/Breakfast Room
- Modern Bathroom
- Generous Plot
- Garage
- Well presented
- Potential for further development
- Viewing recommended





Ground Floor



First Floor

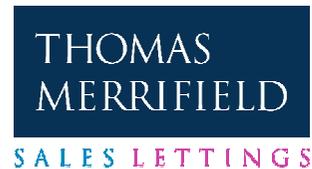


Total Approx. Floor Area 1319 Sq.Ft. (122.50 Sq.M.)

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

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	<b>A</b>		
(81-91)	<b>B</b>		
(69-80)	<b>C</b>		
(55-68)	<b>D</b>		
(39-54)	<b>E</b>		
(21-38)	<b>F</b>		
(1-20)	<b>G</b>		
Not energy efficient - higher running costs			
		87	82

EU Directive 2002/91/EC  
England, Scotland & Wales



## Contact:

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2. Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement.
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