



£375,000

THOMAS
MERRIFIELD

SALES LETTINGS

119 Flatford Place Kidlington Oxon OX5 1TG

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Situated at the end of a 'No-Through' road we are delighted to offer this nicely presented 3 bedroom family home being offered for sale for the first time since new. As you enter the entrance hall a door leads to a lounge/dining room, conservatory, modern fitted kitchen, utility area with downstairs cloakroom and an internal door leading to the garage. Upstairs there is an airing cupboard with gas boiler and hot water tank, 3 bedrooms and a modern fitted shower room. Outside there is a good sized pleasant rear garden and an open plan front garden and shrub border to the side along with driveway leading to the garage. The property is being sold with vacant possession and viewing is 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. Other nearby stations are at Oxford City Centre c5 miles) and Bicester c10 miles).

Local Authority: Cherwell District Council Tax Band: D

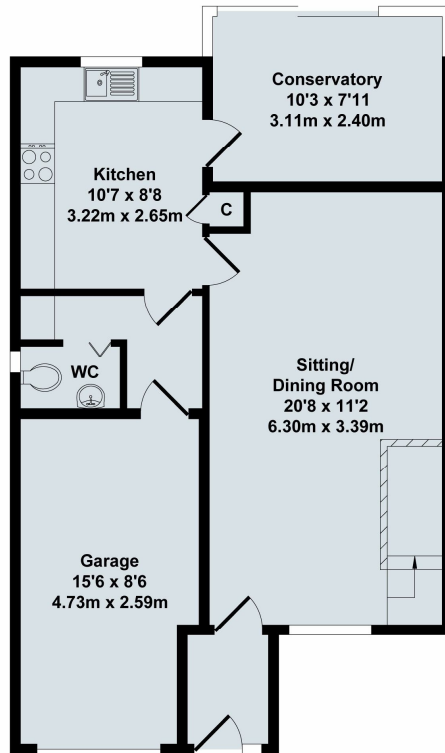


Directions: From Oxford proceed into Kidlington onto the main Oxford Road. Continue through 4 mains sets of traffic lights onto the Banbury Road. Take the next left onto Lyne Road and turn right into Flatford Place.

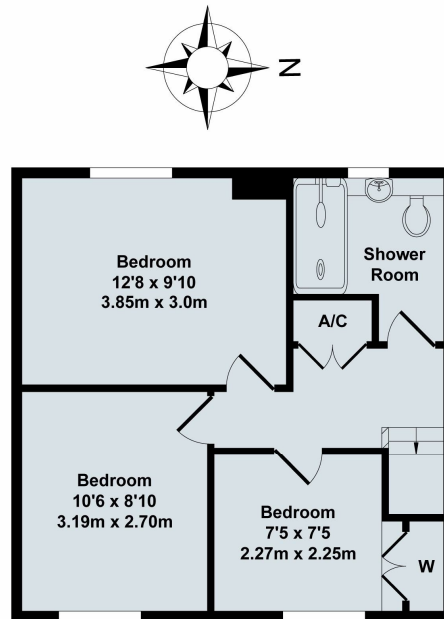




- Staggered end Terrace
- Family Home
- 3 Bedrooms
- Modern Kitchen
- Modern Shower Room
- Integral Garage
- Cloakroom
- Good sized Garden
- End of 'No-Through' road
- No chain



Ground Floor



First Floor

Total Approx. Floor Area 1046 Sq.Ft. (97.20 Sq.M.)

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

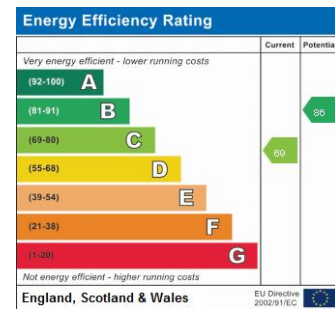
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