



Tangmere Close, Bicester, OX26 4YZ

Guide Price £525,000

THOMAS  
MERRIFIELD  
SALES LETTINGS





## The Property

A beautifully presented four bedroom detached house with a super open plan kitchen/dining room, located in a mature and highly desirable area. This most attractive home offers; ideal family accommodation with an entrance hall, cloakroom, large front to back living room, a super refitted kitchen/dining room and a utility room. All four bedrooms have fitted wardrobes and there is a large ensuite to the master bedroom. As well as great inside space, there is ample parking, a double garage and a generous back garden. Viewing highly recommended.

### AGENTS NOTES

The property is of traditional construction with reconstructed stone and rendered elevations under a pitched and tiled roof. It was built approximately 35 years ago. The property is connected to all mains services. Heating is via gas fired central heating.

Broadband - according to Ofcom - all broadband speeds upto and including Ultrafast are available.

Mobile phone coverage - according to Ofcom - all listed providers have full coverage for all listed services.

Flood risk - according to the Government website - there is a high risk of flooding from surface water. The risk of flooding from rivers is very low. The vendors have lived in the property since 2004, during that time it has never flooded, their insurance premiums are normal

Local Authority - Cherwell District Council - E; EPC - tbc







## Key Features

- Mature detached house with double garage
- Updated and improved
- Large front to back living room
- Super open plan kitchen/dining room
- Utility room and cloakroom on the ground floor
- Four good bedrooms, all with built in wardrobes
- Ensuite to master bedroom
- Generous garden and ample parking
- See our website for up-to-date material information.

## The Location

Located in a small close within the highly desirable Launton Meadows area of Bicester. Launton Meadows is convenient for schools, local parade of shops and also accessible to both Railway Station. Bicester is a thriving, historic market town with exceptional road and rail links. Both Junctions 9 and 10 of the M40 is easily accessible, the towns two mainline railway stations between them provide services to Oxford, Birmingham and London Marylebone in approximately 45 minutes. The town provides for all everyday needs as well as offering extensive recreational and employment opportunities.



Thomas Merrifield and their clients give notice that:

1. They are not authorised to make or give any representations or warranties in relation to the property either here or elsewhere, either on their own behalf or on behalf of their client or otherwise. They assume no responsibility for any statement that may be made in these particulars. These particulars do not form any part of any offer or contract and must not be relied upon as statements or representations of fact.

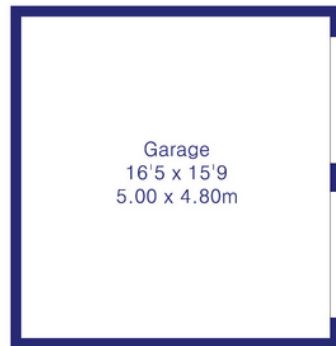
2. Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive. It should not be assumed that the property has all necessary planning, building regulation or other consents and Thomas Merrifield have not tested any services, equipment or facilities. Purchasers must satisfy themselves by inspection or otherwise.

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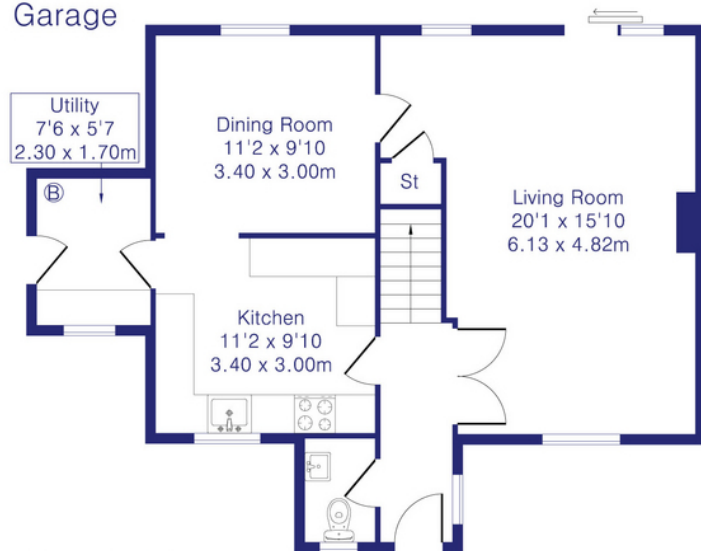
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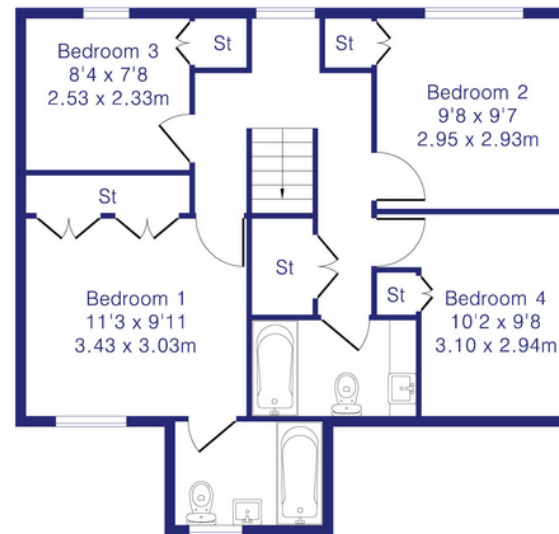
Approximate Gross Internal Area 1518 sq ft – 141 sq m  
Ground Floor Area 657 sq ft – 61 sq m  
First Floor Area 603 sq ft – 56 sq m  
Garage Area 258 sq ft – 24 sq m



Garage



Ground Floor



First Floor