



Burns Crescent, Bicester, OX26 2XA

Guide Price £500,000

THOMAS
MERRIFIELD
SALES LETTINGS



The Property

A wonderful extended three bedroom linked detached house, improved throughout, in the highly desirable Kings Meadow area. This beautifully presented home has many exceptional features including; super size sitting room (20'3 x 15'1), a open superb open plan kitchen, dining, family room with windows and double doors to the south facing garden. Ground floor cloakroom and a utility room. All three bedrooms are doubles, there is an ensuite to the master bedroom and a refitted family bathroom. To the front the property has ample parking and an up and over door leading to store, to the rear, the garden is south facing with patio and enjoying an open aspect.

MATERIAL INFORMATION

A linked detached house, constructed approximately 50 years ago with a brick and rendered elevations under a pitched and tiled roof. All mains services are connected. Gas fired central heating to radiators.

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

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

Local Authority - Cherwell District Council - C; EPC tbc





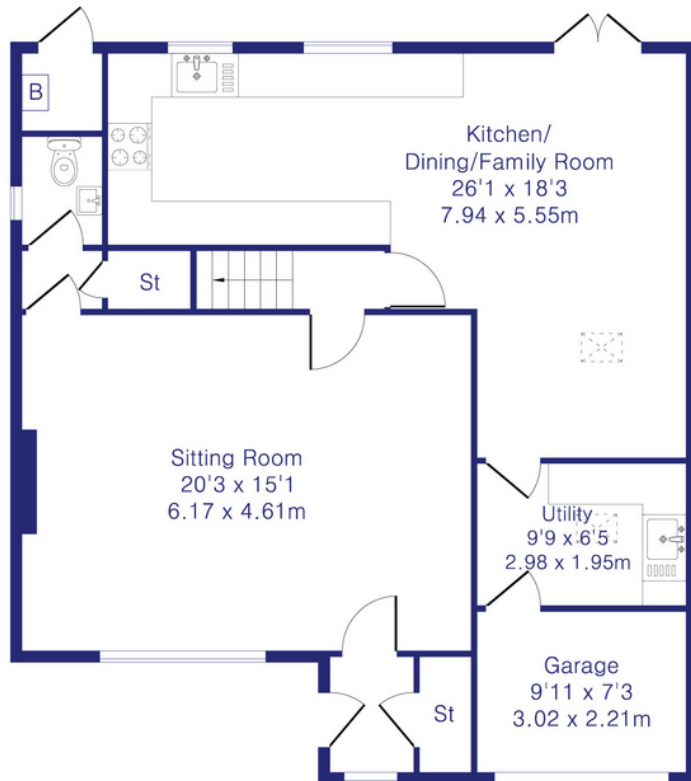
Key Features

- A truly exceptional link detached three bedroom house
- Extended and improved throughout
- Unusually private south facing rear garden
- Super sized sitting room
- Delightful family/dining/living room
- Ensuite to master bedroom
- Ample parking
- Located in mature Kings Meadow area with highly regarded primary school.
- See our website for up-to-date material information.

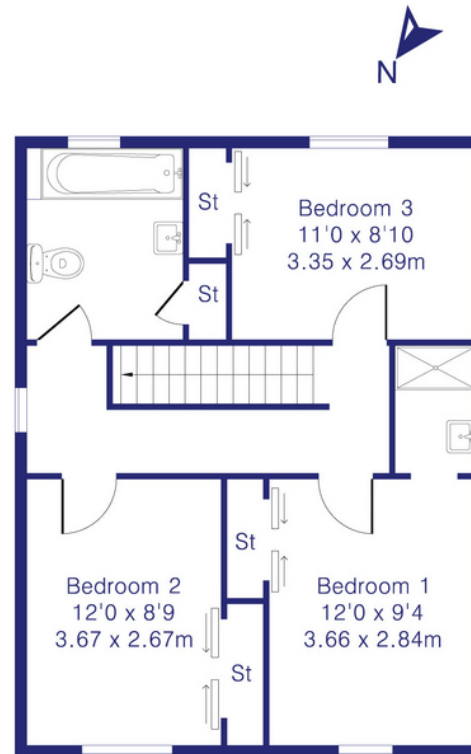
The Location

Enjoying an excellent location, in a highly desirable area and backing onto a play park. Ideal for families. Kings Meadow is a mature area with a highly regarded primary school and its convenient to many facilities. 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.

Approximate Gross Internal Area 1438 sq ft – 134 sq m
Ground Floor Area 893 sq ft – 83 sq m
First Floor Area 545 sq ft – 51 sq m



Ground Floor



First Floor

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.

Bicester Office
39 Market Square, Bicester
Oxfordshire, OX26 6AG

T 01869 253 253
E bicester@thomasmerrifield.co.uk
W thomasmerrifield.co.uk

THOMAS
MERRIFIELD
SALES LETTINGS