



Fynn Court, Upper Heyford, OX25 5AR

Guide Price £475,000 Freehold

THOMAS  
MERRIFIELD  
SALES LETTINGS



## The Property

A most attractive four bedroom detached house, in a lovely tucked away position, in the highly desirable Heyford Park area. This super family home offers well thought out accommodation, south facing garden, a garage and parking. Entrance hall with cloakroom off, leads to the main living room which is a large room having double doors and a window to the south facing rear garden. The kitchen has a good range of matching wall and base units as well as some fitted appliances. Master bedroom with ensuite shower room having large cubicle, three further bedrooms and a family bathroom complete the accommodation. The garden is well enclosed, south facing and has a personal door to the garage. Viewing highly recommended.

### MATERIAL INFORMATION

Detached house with brick elevations under a pitched and tiled roof, built in 2017. Mains; gas, electricity, water and drainage are connected. Heating by way of gas fired central heating.

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

Mobile phone coverage - according to Ofcom - Indoors; EE likely to have coverage for voice and data. Three is likely to have voice coverage and limited coverage for data, O2 has limited coverage for voice, none for data. Vodafone has none for either voice or data. Outdoors all providers are likely to have availability.

Local Authority - Cherwell District Council - D . EPC - B  
Management Charge - £200 pa



Enjoying an excellent position at the end of a small close, within the highly popular Heyford Park development. Heyford Park is a vibrant and expanding new community, surrounded by glorious countryside. Local amenities include; schools for all ages, a gymnasium, a local Sainsbury's, hotel and



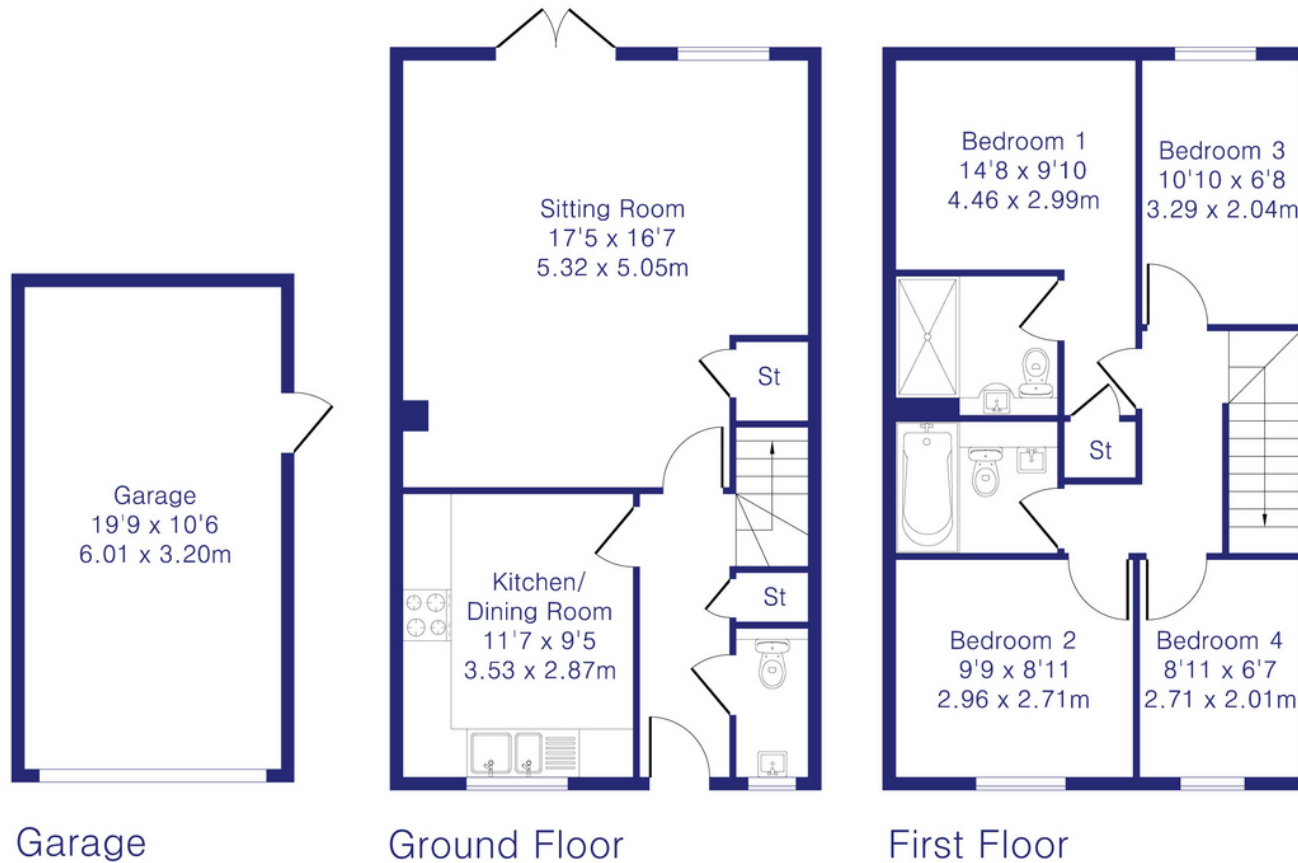
## Key Features

- Attractive four bedroom detached house
- Located in the highly desirable Heyford Park area
- South facing rear garden
- Large living room over looking garden
- Parking and garage
- Suite to master bedroom and cloakroom
- Set at the end of a small close
- Excellent local amenities including schools, pub and shops
- See our website for up-to-date material information.

## The Location

Enjoying an excellent position at the end of a small close, within the highly popular Heyford Park development. Heyford Park is a vibrant and expanding new community, surrounded by glorious countryside. Local amenities include; schools for all ages, a gymnasium, a local Sainsbury's, hotel and restaurant, plus lots of communal open space. The nearby market town of Bicester provides for all everyday needs as well as having railway stations providing services to Oxford, Birmingham and London. Junctions 9 and 10 of the M40 are easily accessible.

Approximate Gross Internal Area 1177 sq ft – 109 sq m  
Ground Floor Area 485 sq ft – 45 sq m  
First Floor Area 485 sq ft – 45 sq m  
Garage Area 207 sq ft – 19 sq m



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