



13 Williams Road, Bicester, OX25 5AX

Guide Price £500,000 Freehold

THOMAS
MERRIFIELD
SALES LETTINGS



The Property

Superb presentation and high quality open plan design combine to make a truly outstanding family home. This beautiful property has a super living room with an outstanding fitted kitchen, a living area with a media wall and bi-fold doors to the west facing garden. Additionally on the ground floor there is a cloakroom and hallway. All the bedrooms are on the first floor where there is a master bedroom having an excellent shower room. The fourth bedroom is currently configured as a walk in closet. To the front of the property there is parking, there is also a garage to the side, the rear garden is private and west facing (NB - the sellers intention is to remove the large aquarium).

AGENTS NOTES

A four bedroom detached house built in 2017/18. Mains gas, electricity and drainage are connected. Gas fired central heating to radiators.

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

Predicted mobile phone availability - according to Ofcom - indoors EE are likely to have availability for voice and data, other providers are not. Outdoors all service providers are likely to have availability for voice and data with the exception of data for Three.

Local Authority - Cherwell District Council - E. EPC - B





Key Features

- A four bedroom detached house
- Superb presentation and open plan design
- Kitchen with integrated appliances
- Bi-fold doors from living room to west facing garden
- Lovely master bedroom with smart ensuite
- Media wall in living room
- Excellent location convenient to amenities
- Landscaped west facing rear garden
- Viewing highly recommended
- See our website for up-to-date material information.

The Location

Enjoying an excellent location in this highly popular area. Heyford Park is a vibrant and thriving new community with schools for all agents, a range of shops, a hotel, a public house and many public open spaces. Junction 10 of the M40 is easily accessible as is Bicester with its main line railway services providing services to London Marylebone, Oxford, Birmingham and now on the new East West Railway Link.

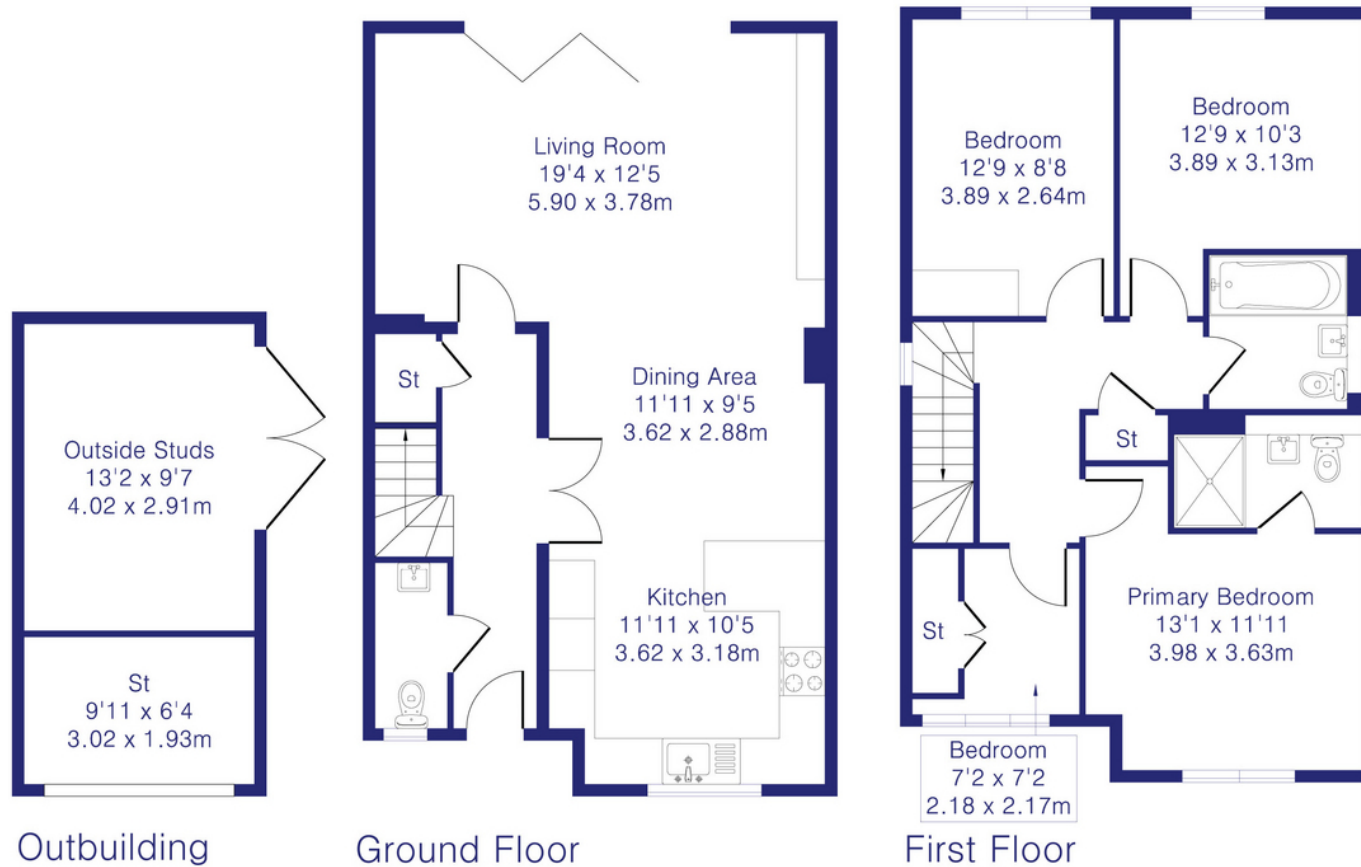


Approximate Gross Internal Area 1395 sq ft - 131 sq m

Ground Floor Area 603 sq ft – 56 sq m

First Floor Area 603 sq ft – 57 sq m

Outbuilding Area 189 sq ft – 18 sq m



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