



2 Byron Way, Bicester, OX26 2YP

Guide Price £675,000 Freehold

THOMAS  
MERRIFIELD  
SALES LETTINGS





## The Property

A fantastic four bedroom detached house, significantly extended and improved. This lovely property occupies a corner plot position in the highly popular Kings Meadow area. Offering exceptional and very adaptable accommodation this beautifully presented property has been improved throughout as well as extended. On the ground floor there are three excellent reception rooms, in addition to a superb kitchen/diner with bi-folds opening out onto the south facing back garden. All four bedrooms are well proportioned with a particularly large master bedroom having a super ensuite. To the front of the property there is parking, giving access to garage with roller doors and there are private gardens to both back and side of the property. Viewing highly recommended.

### MATERIAL INFORMATION

A detached four bedroom house with traditional construction originally built around 55 years ago with later extensions. Mains; gas, electricity, water and drainage are connected. Broadband - according to Ofcom - all broadband speeds up to and including Ultra fast are available. Predicted mobile phone availability - according to Ofcom - indoors EE is predicted to have limited availability for voice and no availability for data. Three and Vodafone are predicted to have limited availability for both voice and data. 02 is predicted to have limited availability for data and is likely to have availability for voice. Outdoors all service providers are likely to have availability for both voice and data. Local Authority: Cherwell District Council - C. EPC rating C.







## Key Features

- Fantastic four bedroom detached
- Excellent Kings Meadow location
- Three large reception rooms
- Superb kitchen/diner with bi-fold doors
- Back garden with southerly aspect
- Four good bedrooms
- Ensuite to master bedroom
- In catchment for Kings Meadow Primary
- Over 1900 sq ft of accommodation
- See our website for up-to date material information.

## The Location

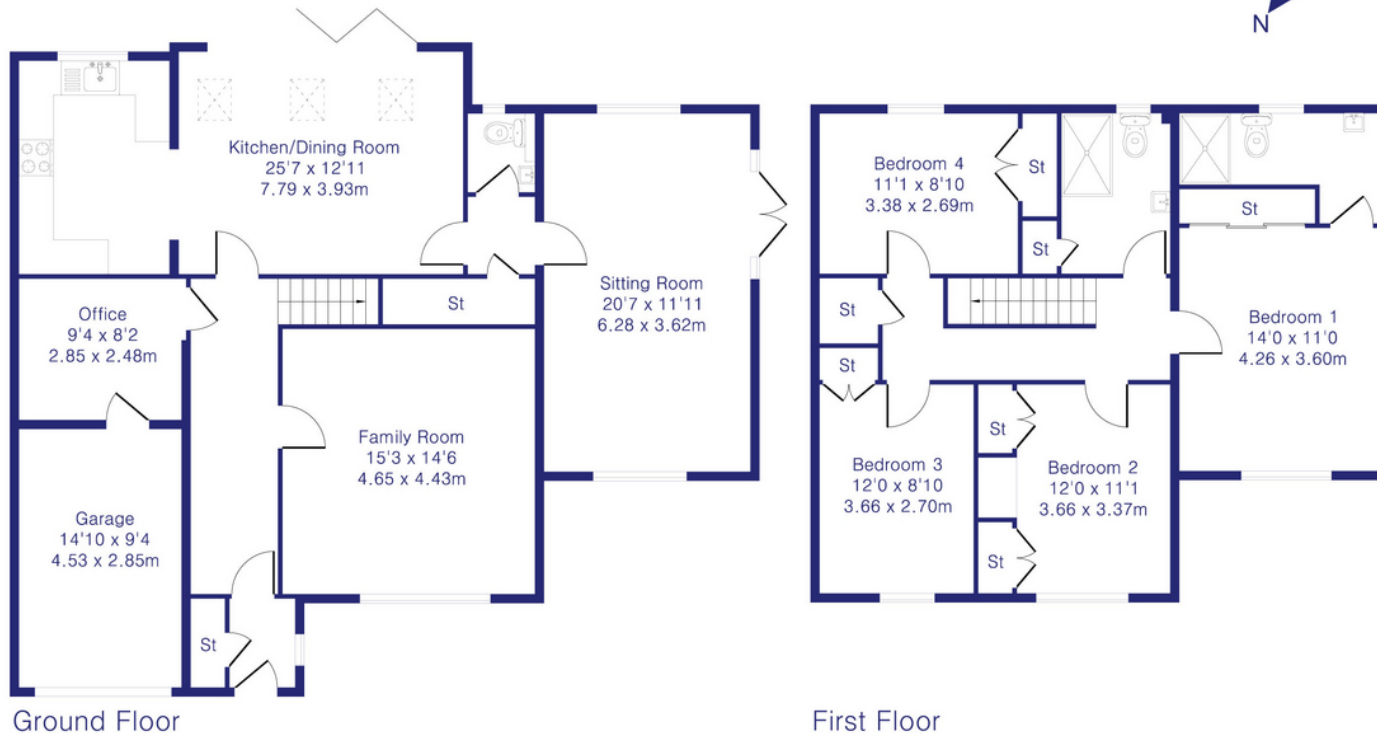
Located in the highly popular and mature Kings Meadow area of Bicester on a corner plot. Kings Meadow has a very popular and high regarded primary school. Bicester is a thriving, historic market town with exceptional road and rail links. Both Junctions 9 and 10 of the M40 is easily accessible, the towns 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 2060 sq ft - 191 sq m

Ground Floor Area 1248 sq ft – 116 sq m

First Floor Area 812 sq ft – 75 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.

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