



20 Izzard Road, Upper Heyford, OX25 5AB

Guide Price £475,000 Freehold

THOMAS  
MERRIFIELD  
SALES LETTINGS





## The Property

A beautifully presented and ideally located three bedroom detached house, improved throughout and offered to the market in exceptional condition. This stylish house was constructed three years ago and is offered for sale with no onward chain. The sitting room is light and spacious with window to the front and a bay window to the side, there is also a media unit with inbuilt electric fire. Kitchen/dining room is again well proportioned with the kitchen having been refitted to an exceptional standard. Integrated appliances include; Quooker tap, induction hob with down draft extractor, eye level oven and microwave/combi oven, dishwasher, fridge/freezer and washer dryer. Additionally on the ground floor there is a large cloakroom and hallway. All bedrooms are well proportioned with the third bedroom currently set out as a stylish dressing room. There is an ensuite to the master bedroom. Bi-fold doors from the kitchen/dining room, lead to hard landscaped rear garden. There is a garage and parking.

### MATERIAL INFORMATION

A three bedroom detached house traditionally constructed approximately three years ago. Mains; electricity, gas, water and drainage are connected. Heating gas fired boiler to radiators.

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

Predicted mobile phone availability - indoors EE is likely to have availability for voice and data. Three is likely to have availability for voice and limited availability for data. O2 is predicted to have limited availability for both voice and data. Vodafone is predicted to have no availability for either voice or data. Outdoors all service providers are likely to have availability for both voice and data.

Local Authority: Cherwell District Council - D. EPC - B







## Key Features

- Beautifully presented and significantly improved three bed detached
- Ideal corner plot location
- Superbly refitted kitchen with integrated appliances
- Large living room with bay window and media wall
- Beautifully landscaped rear garden
- Set in a community with excellent amenities
- Bi-fold doors from kitchen/diner to garden
- Garage and parking
- See our website for up-to-date material information.

## The Location

Enjoying an excellent corner plot position, convenient to schools and public open space within Heyford Park. Enjoying the prime location on this development, overlooking the central green and within easy striking distance of all amenities. Heyford Park is a vibrant and thriving new community with schools for all ages, a range of shops, a hotel, a public house and many open public spaces. Junction 10 of the M40 is easily accessible as is Bicester with its mainline railway stations providing services to London Marylebone, Oxford, Birmingham and now on the new east-west rail links.

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.

**Approximate Gross Internal Area 1209 sq ft - 113 sq m**

Ground Floor Area 512 sq ft – 48 sq m

First Floor Area 497 sq ft – 46 sq m

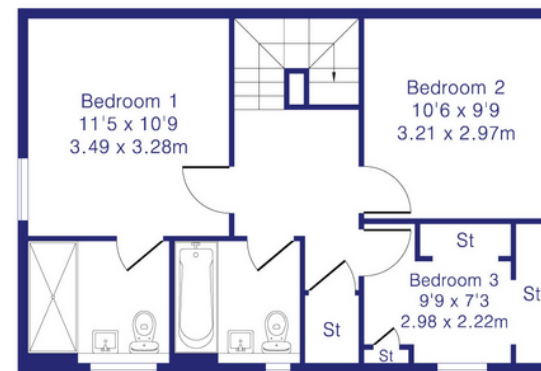
Garage Area 200 sq ft – 19 sq m



Garage



Ground Floor



First Floor

**Bicester Office**

39 Market Square, Bicester  
Oxfordshire, OX26 6AG

T 01869 253 253

E [bicester@thomasmerrifield.co.uk](mailto:bicester@thomasmerrifield.co.uk)

W [thomasmerrifield.co.uk](http://thomasmerrifield.co.uk)

THOMAS  
MERRIFIELD

SALES LETTINGS