



23 Hart Walk, Bicester, OX25 5AF

Guide Price £450,000 Freehold

THOMAS
MERRIFIELD
SALES LETTINGS



The Property

A light and spacious end-terrace house, offering up to five bedrooms in a super location overlooking open fields. This exceptional property, which is now around ten years old, has been significantly improved by the current owners to include a loft conversion, providing exceptional additional accommodation. A spacious entrance hall gives access to a large living room with bi-fold doors, and from here, there are double doors to a well-planned kitchen/diner with lots of storage. Additionally, on the ground floor, there is a cloakroom. The first floor offers three bedrooms, the master of which is ensuite, whilst the top floor offers two further rooms, one of which has a walk-in wardrobe. To the front, the property has open views, and there is parking. To the rear, there is a well-enclosed private garden. Viewing is highly recommended.

MATERIAL INFORMATION: Mains: electricity, gas, water and drainage are connected. Heating: gas-fired boiler to radiators. Broadband - Ofcom states all broadband speeds up to and including Ultrafast are available. Predicted mobile phone availability - Ofcom states that indoors, EE is expected to have limited availability. Other service providers are expected to have none. Outdoors, all service providers are likely to have availability. We are informed that there is a management company for this property, and that the annual service charge is approximately £300 per annum.

A parking space is shown on the deeds, in addition the owners have always parked immediately to the front of their property. This is on their deeds but designated as a parking space.

Restrictive covenants are in place; should this be of concern, please refer to Thomas Merrifield before viewing. Local Authority: Cherwell District Council - D. EPC - C





Key Features

- Light spacious end terrace house
- Versatile accommodation over three floors
- Attractively presented and improved
- Views to open countryside
- Large living room with bi-fold doors to rear garden
- Ensuite to master bedroom
- Parking space
- Close to many amenities
- See our website for up-to-date material information.

The Location

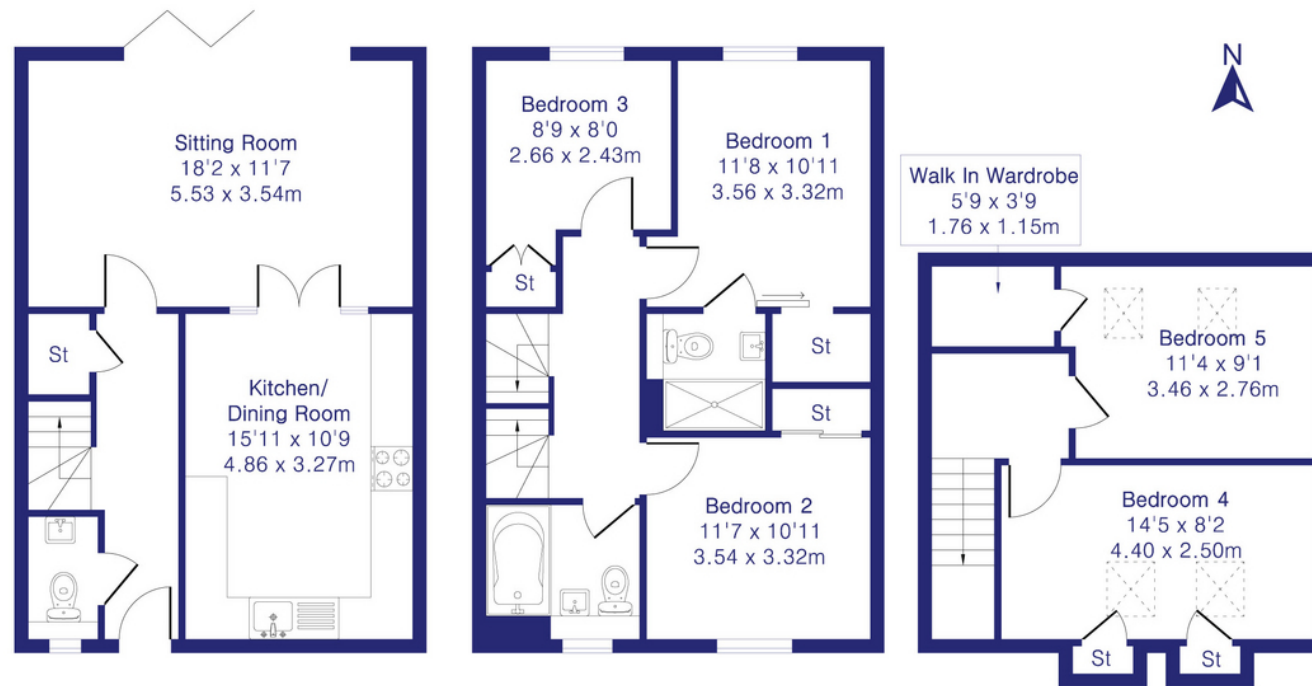
Situated in a super position at the edge of Heyford Park with views to open fields. Heyford Park is a vibrant and thriving new community with schools for all ages, a range of shops, a hotel, a public house and many public open spaces. Junction 10 of M40 is easily accessible as is Bicester with its mainline railway stations, providing services to London Marylebone, Oxford, Birmingham and now on the new east west rail link.

Approximate Gross Internal Area 1318 sq ft - 123 sq m

Ground Floor Area 495 sq ft – 46 sq m

First Floor Area 495 sq ft – 46 sq m

Second Floor Area 328 sq ft – 31 sq m



Ground Floor

First Floor

Second 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.

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