



22 Chatham Close, Heyford Park, OX25 5DD

Guide Price £390,000 Freehold

THOMAS  
MERRIFIELD  
SALES LETTINGS





## The Property

A three bedroom semi-detached house with a garage, parking and an enclosed garden. The property is ideally located close to the shops and amenities.

From the hall there is a cloakroom, an open plan sitting-dining and kitchen with French doors into the garden. Upstairs there are two double and a single bedroom along with a family bathroom. Outside the front garden has shrub beds and a lawn, a driveway which provides parking for two cars and access to the single garage. The rear garden has a patio, lawn and flower beds.

The property is located in a quiet no through road with easy access to a parade of local shops. Bicester provides for all your everyday needs including; shops, bars, restaurants, nurseries, schools, doctors, dentists, banks, the world famous Bicester Village Shopping Outlet and many sporting and recreational possibilities.

The property is connected to mains electricity, gas, water and drainage. Broadband - according to Ofcom, Standard, Superfast and Ultrafast broadband are available ([checker.ofcom.org.uk](http://checker.ofcom.org.uk)). Mobile – According to Ofcom there is likely mobile voice coverage indoors for EE, limited for O2 and none for Three & Vodafone and likely data coverage indoors EE, with none for Three, O2 & Vodafone and likely mobile and data coverage outdoors for EE, Three, O2 & Vodafone ([checker.ofcom.org.uk](http://checker.ofcom.org.uk)). We are not aware of any planning permissions in place which would negatively affect the property but interested parties should make their own enquiries with the local authority. Information relating to Easements, Boundaries, Restrictions & Rights are awaited. Local Authority: Cherwell District Council - C. EPC - B.







## Key Features

- Three Bedrooms
- Open Plan Sitting Dining and Kitchen
- Cloakroom
- Utility
- Bathroom
- Garage
- Parking for Two Cars
- Enclosed Rear Garden
- Gas central Heating to Radiators
- Management Charge £220 p/a

## The Location

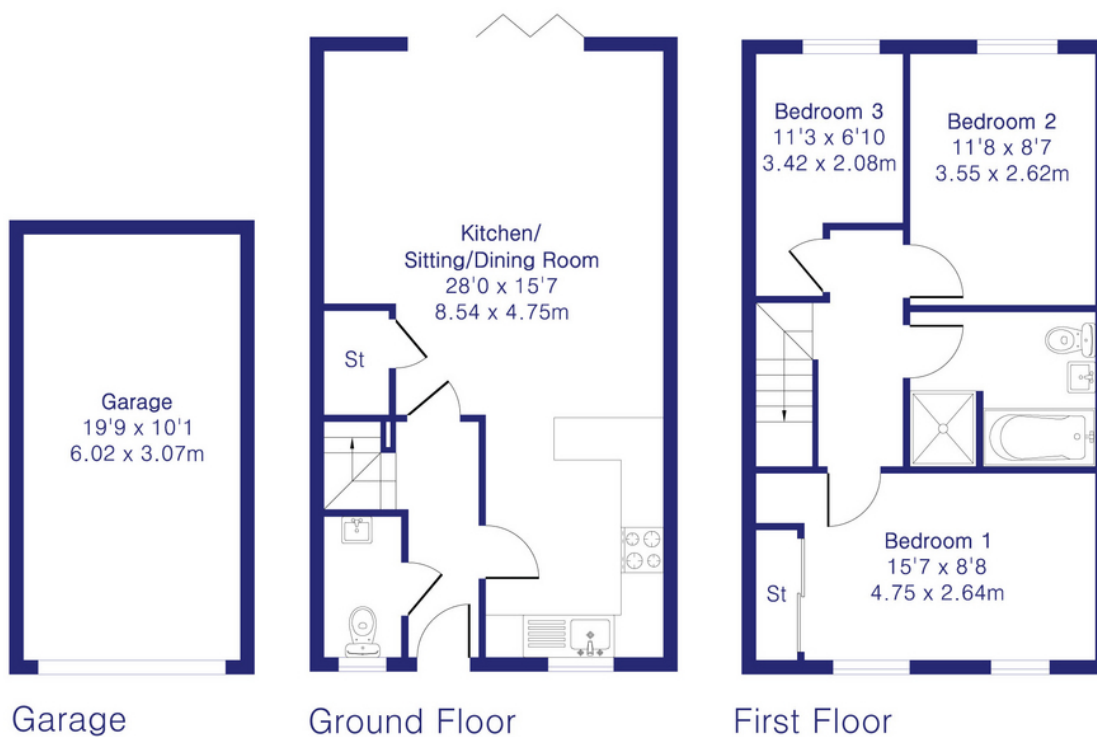
Local Shops 0.6m  
 Bicester Market Square 6.4m  
 Bicester Village 5.8m  
 Lower Heyford Station (London Marylebone approx. 1hr 44 mins, Oxford from approx. 13 mins) 2.1m  
 Bicester North Station (London Marylebone from approx. 50 mins)  
 Bicester Village Station (London Marylebone from approx. 51 mins, Oxford from approx. 17 mins)  
 Manorsfield Road Bus and Coach Station to Oxford, Buckingham, Milton Keynes and Cambridge 7.6m  
 All times and distances are approximate.

### Approximate Gross Internal Area 886 sq ft - 82 sq m

Ground Floor Area 443 sq ft – 41 sq m

First Floor Area 443 sq ft – 41 sq m

Garage Area 199 sq ft – 18 sq m  
(Excluding Garage)



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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