



21 Kingston Drive, Bicester, OX26 1FN

Guide Price £445,000 Freehold

THOMAS
MERRIFIELD
SALES LETTINGS



The Property

A beautifully presented and superbly located, three bedroom semi-detached house, with a beautiful open outlook, a secluded west facing garden, ample parking and a garage. This delightful three bedroom property has an entrance hall with cloakroom off, a lovely large dual aspect sitting room with bay window to side, a super kitchen/dining room again dual aspect with double doors to the garden and a good range of built in appliances. The first floor is well planned, with the master bedroom having ensuite, two further proper bedrooms, there is also a family bathroom. Outside there is a well enclosed garden, excellent driveway parking and an oversized garage. Viewing highly recommended.

MATERIAL INFORMATION

A three bedroom semi-detached house, traditionally constructed and completed in November 2020. Mains electricity, gas, water and drainage are connected. Heating, gas fired boiler to radiators. Broadband - current Ofcom guidance states - coverage for Vodafone good indoor and outdoor, 02 and Three good outdoor, variable in home and EE good outdoor only. Restrictive covenants are in place - should this be of concern, please contact Thomas Merrifield before arranging a viewing.

Council Tax Band - C. EPC - B.



Key Features

- Beautifully presented three bedroom semi-detached house
- Superbly located adjacent to open countryside
- Large dual aspect living room with bay window
- Super kitchen/diner with fitted appliances
- Three proper bedrooms
- Master bedroom with ensuite
- Good driveway parking
- Oversized garage
- Set in development with excellent facilities
- See our website for up-to-date material information.

The Location

In our opinion enjoying one of the very best locations on Kingsmere, the property is on the edge of the town with a superb outlook and easy access to a wildlife meadow and play areas. Kingsmere is a vibrant and exciting new development with a good range of schools for all ages, shops and recreational facilities. It is close to the world renowned Bicester village and also accessible to Bicester Town itself. Both Junctions 9 and 10 of the M40 are easily accessible, the town's two mainline railway stations, between them, provide services to Oxford, Birmingham and London Marylebone in approximately 45 minutes. The town caters for all everyday needs as well as offering extensive recreational and employment opportunities.



**Approximate Gross Internal Area 878 sq ft - 81 sq m
(Excluding Garage)**

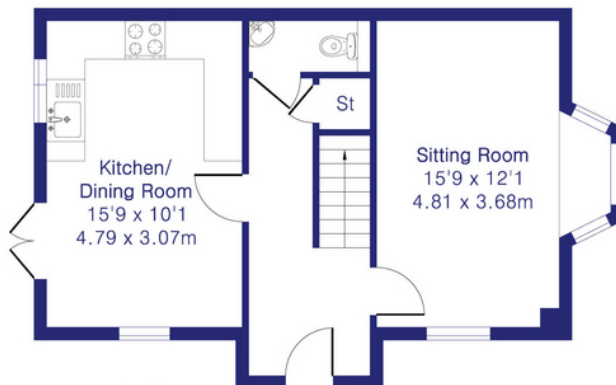
Ground Floor Area 446 sq ft – 41 sq m

First Floor Area 432 sq ft – 40 sq m

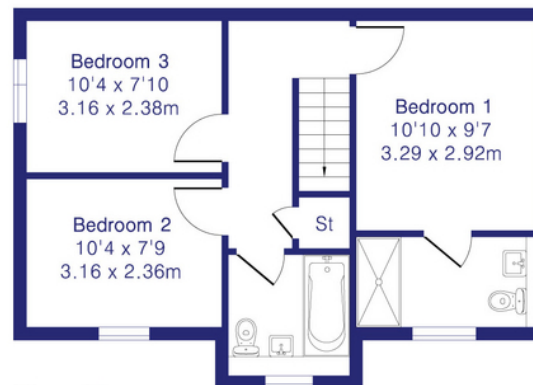
Garage Area 213 sq ft – 20 sq m



Garage



Ground Floor



First 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.

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