



24 Mullein Road, Bicester, OX26 3WE

Guide Price £675,000 Freehold

THOMAS
MERRIFIELD
SALES LETTINGS



The Property

Ideally located in a tucked away end of close position, a significantly improved four bedroom detached house with particularly spacious accommodation. No onward chain. This delightful property has a large stylish hallway, a generous living room with feature fireplace and large conservatory off. There is a separate study and dining room as well as a beautifully refitted kitchen/breakfast room with utility. All four bedrooms are good sizes with an excellent ensuite to the main bedroom, bedrooms two and three share a Jack and Jill ensuite. Additionally there is a refitted family bathroom. To the front the property offers good parking and there is a double garage. The rear garden is well proportioned and unusually private.

MATERIAL INFORMATION

A four bedroom detached house believed to be constructed approximately 25 years ago. Mains; electricity, gas, water and drainage are connected. Broadband - Ofcom states that all broadband speeds including Ultrafast are available. Mobile phone coverage - Ofcom prediction shows EE and 02 variable indoor and good outdoor. Three and Vodafone good outdoor. Restrictive covenants are in place - should this be of concern, please contact Thomas Merrifield before arranging a viewing. Local Authority: Cherwell District Council - E. EPC - C.





Key Features

- Substantially improved four bedroom detached house
- Excellent end of close location
- Larger than average plot
- Refitted kitchen and bathroom
- Three separate reception rooms
- Large conservatory
- Four good bedrooms
- Two ensuites (including Jack and Jill Ensuite)
- Double garage
- No onward chain

The Location

Enjoying an excellent end of close position tucked away on a secluded cul-de-sac. The property enjoys an excellent degree of privacy. Bure Park is a highly popular and mature development with local amenities including; nursery and primary schools, a parade of shops and a public house. Bicester town centre and Bicester North Railway Station are easily accessible.

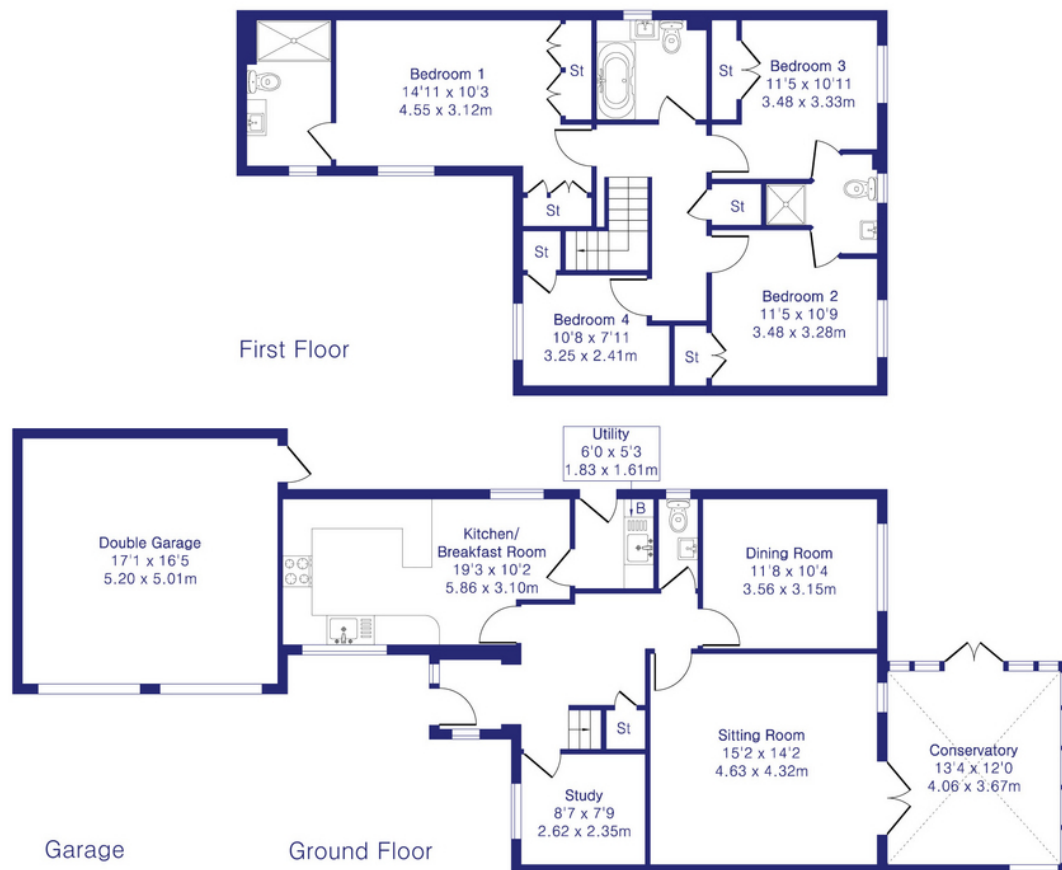


**Approximate Gross Internal Area 1688 sq ft - 157 sq m
(Excluding Garage)**

Ground Floor Area 928 sq ft – 86 sq m

First Floor Area 760 sq ft – 71 sq m

Garage Area 280 sq ft – 26 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.

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