



13 Saffron Close, Bicester, OX26 3ZW

Guide Price £550,000 Freehold

THOMAS
MERRIFIELD
SALES LETTINGS



The Property

A beautifully cared for and well presented four bedroom detached house, occupying a super end of close position. This stylish and spacious property, offers excellent accommodation. Entrance hall with cloakroom off, living room with bay window and double doors leading to dining/sitting room. The kitchen/breakfast room is really well proportioned with the utility room off, additionally on the ground floor there is a generous conservatory. All bedrooms good sizes with the master bedroom having an ensuite. To the front there is a garden and ample parking on this wider than average plot. There is a garage, accessed from the driveway, whilst to the rear there is a west facing garden with a large patio. Viewing highly recommended.

MATERIAL INFORMATION

A traditionally constructed four bedroom detached house built approximately 25 years ago. Mains; electricity, gas, water and drainage are connected. Heating gas fired radiators to boiler. Broadband - Ofcom states all broadband speeds including Ultrafast are available. Mobile phone - predicted availability - Ofcom suggests Vodafone good outdoor and in home, 02 good outdoor, variable in home, Three and EE good outdoor. Restrictive covenants apply (common to properties in this area of Bure Park Estate) should this be of concern, please contact Thomas Merrifield before arranging a viewing. Local Authority: Cherwell District Council - E. EPC - C.



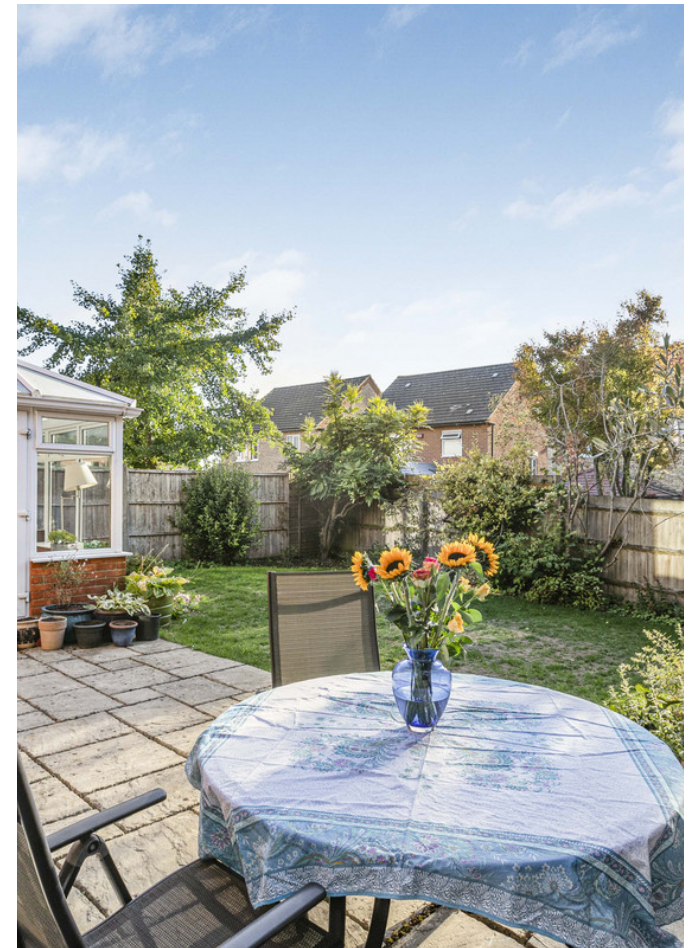


Key Features

- Beautifully cared for, four bedroom detached house
- Attractive presentation
- Super end of close position
- Wider than average plot
- Two separate reception rooms
- Generous kitchen/breakfast room
- Bright conservatory
- Four good bedrooms with ensuite to master
- West facing rear garden
- Viewing highly recommended

The Location

Well situated at the end of at the end of a small close within the highly popular Bure Park development. 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.

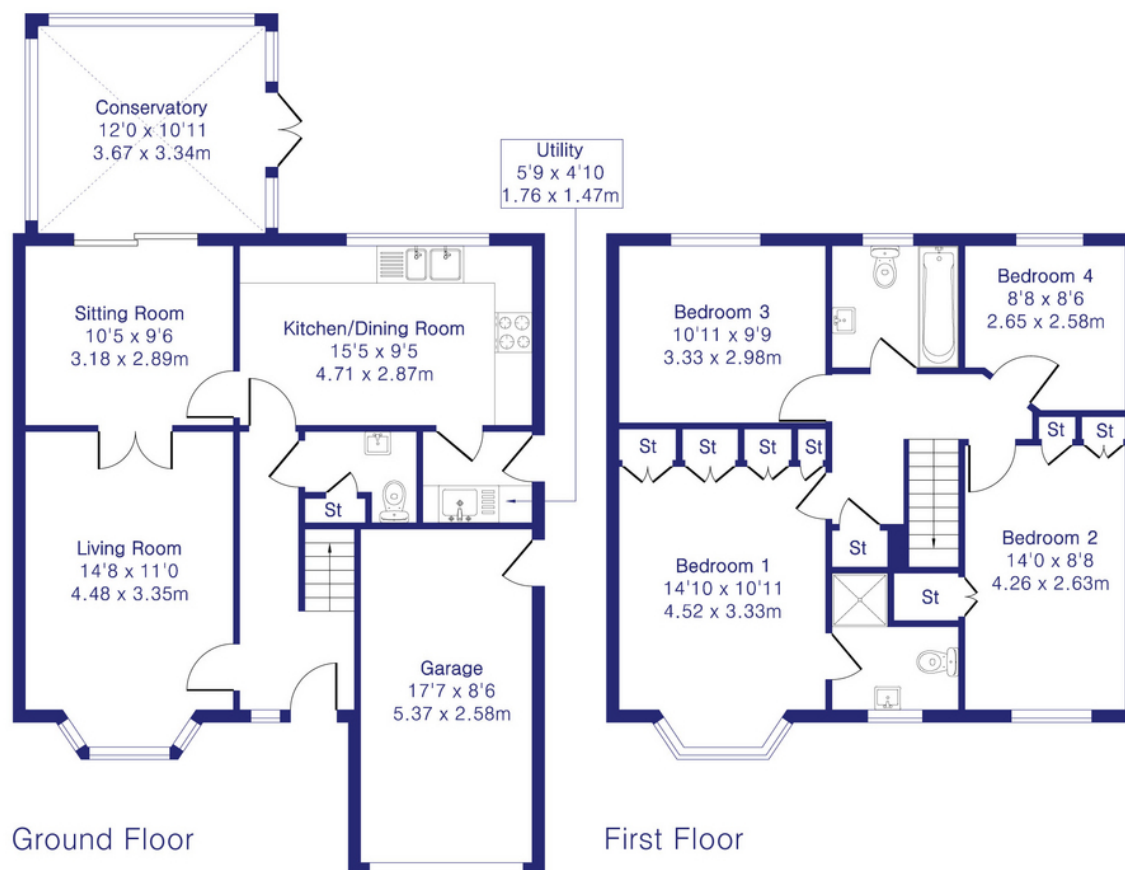


**Approximate Gross Internal Area 1382 sq ft - 128 sq m
(Excluding Garage)**

Ground Floor Area 715 sq ft – 66 sq m

First Floor Area 667 sq ft – 62 sq m

Garage Area 160 sq ft – 15 sq m



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