



38 Maple Road, Bicester, OX26 6QY

Guide Price £475,000 Freehold

THOMAS  
MERRIFIELD  
SALES LETTINGS



## The Property

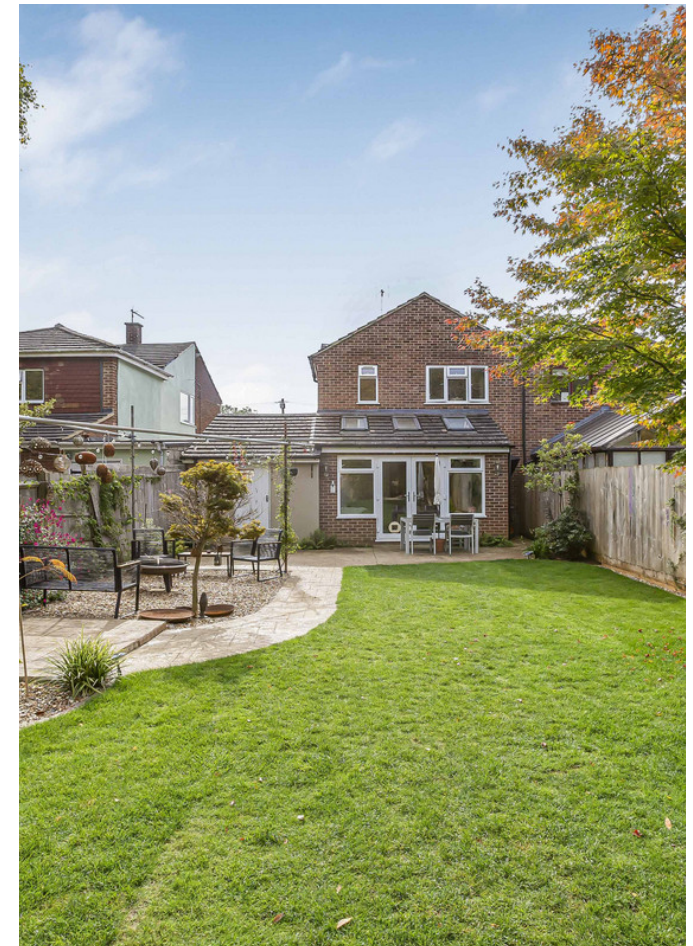
A significantly extended and improved three bedroom semi-detached house with a fabulous garden and an ideal central, yet quiet location. This lovely bright home, has an entrance hall with cloakroom/utility room off, a large living room with picture window to front and a superb kitchen/dining/family room with double doors opening to the rear garden. The first floor does not disappoint with three proper bedrooms including a super master bedroom with ensuite shower room. The family bathroom has also been improved. To the front of the property there is ample parking with a garage attached to the side. The back garden is simply glorious, being large, landscaped and delightfully private.

### MATERIAL INFORMATION

A three bedroom semi-detached house originally dating from the 1960's with later extensions. Mains; electricity, gas, drainage and water are connected. Gas fired central heating to radiators. Broadband - Ofcom states - all broadband speeds including ultrafast are available. Mobile phone predicted availability - Ofcom states - 02 and Vodafone good outdoor and in home, Three and EE good outdoor and variable in home. Properties built pre-2000 may contain asbestos in certain materials used in their construction or in subsequent building work. Examples of these materials are; Artex, vinyl tiles, sheet boards, corrugated roofing, pipework and lagging/insulation. These are generally considered safe unless disturbed but prospective buyers must take their own advice. We have noted the presence of Artex but, as no survey has been carried out, we cannot comment in respect of asbestos potentially elsewhere. Restrictive covenants are in place - should this be of concern, please contact Thomas Merrifield before arranging a viewing.

Local Authority: Cherwell District Council - D. EPC - D.





## Key Features

- Significantly extended and improved three bedroom semi-detached house
- Fabulous open plan kitchen/dining/living room with part vaulted ceiling
- Exceptional separate sitting room with picture window
- Downfloor cloakroom/utility
- Three good bedrooms with excellent master bedroom having ensuite
- Ample parking and garage
- Glorious private rear garden
- Super central yet quiet location
- See our website for up-to-date material information.

## The Location

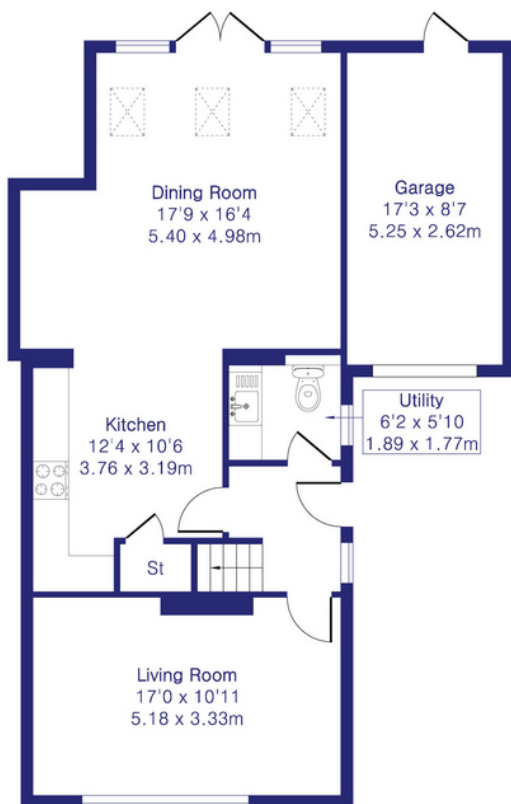
Ideally located in a close of similar properties within half a mile of Bicester town centre and also easily accessible to both railway stations. Bicester is a thriving, historic market town with exceptional road and rail links. Both Junctions 9 and 10 of the M40 are easily accessible, the town's two 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 1252 sq ft - 116 sq m  
(Excluding Garage)**

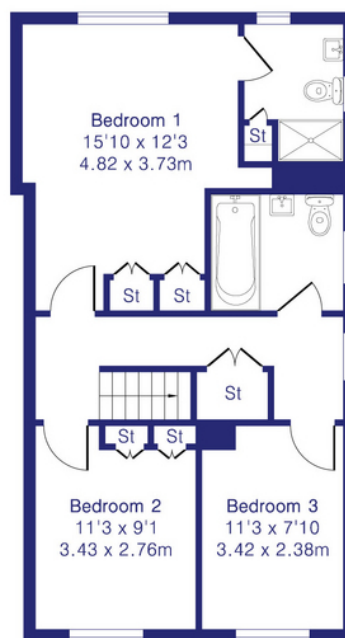
Ground Floor Area 678 sq ft – 63 sq m

First Floor Area 574 sq ft – 53 sq m

Garage Area 148 sq ft – 14 sq m



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](mailto:bicester@thomasmerrifield.co.uk)  
W [thomasmerrifield.co.uk](http://thomasmerrifield.co.uk)

THOMAS  
MERRIFIELD  
SALES LETTINGS