



28 Howard Road, Upper Heyford, OX25 5BD

Guide Price £485,000 Freehold

THOMAS
MERRIFIELD
SALES LETTINGS



The Property

A well presented three storey, four bedroom semi-detached town house with a garage and parking. Ideally located a 'stones throw' from the green and close to the shops, amenities and schools.

From the hall there is a cloakroom, kitchen which is open plan to the sitting room and dining room, at the rear of the house with fitted shelving and cupboards, fire and doors out to the garden. The kitchen is fitted with wall and base units and is open plan to the sitting/dining room making a super entertaining family space with media unit. On the first floor are two double and a good size single bedroom along with a family bathroom. The principal bedroom suite occupying the second floor has an en suite and a walk-in wardrobe. The driveway has parking for two cars and leads to the single garage and the rear garden has paved and decked patios with an electric awning and a lawn.

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). Mobile – according to Ofcom there is good outdoor and in home coverage for EE, variable outdoor for O2 & Vodafone and poor to none outdoor for Three (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 Covenants, Easements, Boundaries, Restrictions & Rights are available upon request.





Key Features

- Four Bedrooms
- Open Plan Sitting Room
- Open Plan Kitchen
- Principal Top Floor Bedroom Suite with En Suite and Walk-in Wardrobe
- Three First Floor Bedroom
- Bathroom, En Suite and Cloakroom
- Enclosed Private Garden
- Single Garage and Two Parking Spaces
- Gas Central Heating to Radiators
- Management Charge

The Location

Local Shops 0.2m
 Bicester Market Square 6.0m
 Lower Heyford Station (London Marylebone approx. 1hr 44 mins, Oxford from approx. 13 mins) 2.5m
 Bicester North Station (London Marylebone from approx. 50 mins) 6.0m
 Bicester Village Station (London Marylebone from approx. 51 mins, Oxford from approx. 17 mins) 6.9m
 Manorsfield Road Bus and Coach Station to Oxford, Buckingham, Milton Keynes and Cambridge 5.9m
 All times and distances are approximate.



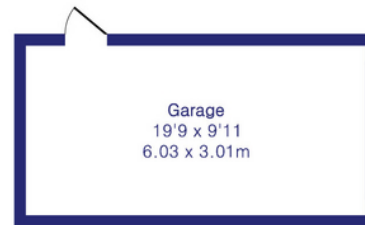
**Approximate Gross Internal Area 1312 sq ft - 122 sq m
(Excluding Garage)**

Ground Floor Area 463 sq ft – 43 sq m

First Floor Area 463 sq ft – 43 sq m

Second Floor Area 386 sq ft – 36 sq m

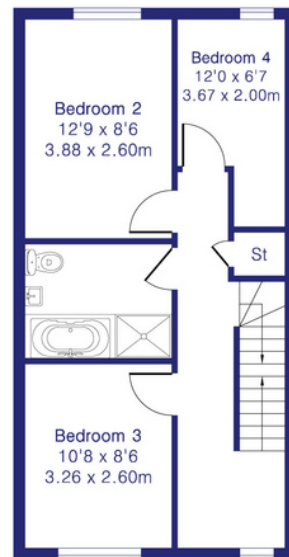
Garage Area 195 sq ft – 18 sq m



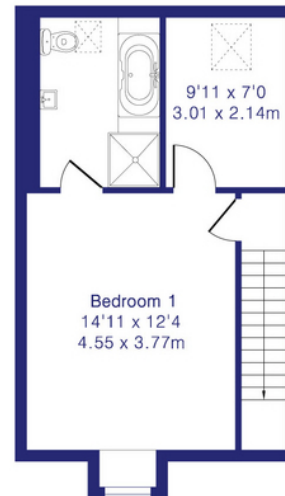
Garage



Ground Floor



First Floor



Second 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.

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