



# Haydock Road, Kingsmere

Bicester - **£390,000**







I M S

# Haydock Road

Kingsmere, Bicester



A 3-Bedroom , 2-bathroom family home on the sought after Kingsmere Estate.

This three-bedroom family home is in the highly sought-after Kingsmere Estate. Upon entering the property, a large, welcoming lounge to the right overlooks the front of the house, offering a bright and spacious area to relax or entertain.

At the rear, the home features a modern kitchen-diner, equipped with a gas hob, integrated double oven, fridge freezer, and dishwasher. The dining area is complemented by floor-to-ceiling patio doors that open onto the private garden, filling the space with natural light. Additionally, there's a downstairs cloakroom located just off the hallway.

Upstairs, the first floor boasts a master bedroom complete with an en-suite shower room, a second double bedroom, and a sizeable single bedroom. A modern family bathroom serves the additional bedrooms.

Outside, the private enclosed garden includes a paved patio for outdoor dining and entertaining, with the rest laid to lawn, perfect for children to play.

The garage, located at the rear of the property and accessible from the garden, is adjacent to the house. Parking is available in the garage, with an additional space in front for one car.



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This home offers modern living with practical features, ideal for families looking to settle in a vibrant and friendly community.

Located in the heart of the renowned Kingsmere Estate, this property offers an outstanding opportunity for those seeking a modern lifestyle in a vibrant, family-friendly community. With both primary and secondary schools nearby, it provides families with the convenience and peace of mind of having essential amenities close at hand. The popular shopping and dining destination, Bicester Village Designer Outlet, is just a short distance away, offering an array of retail and leisure options. For commuters, this home is perfectly positioned with excellent transport links. The M40 motorway is easily accessible, and nearby train stations provide quick connections to major cities, including London, Birmingham, and Oxford, making it ideal for professionals and families alike.

This home is perfect for a growing family to build lasting memories. Contact us today and make it your new home!

**Key Information:**

Tenure: Freehold

Price: £ 390,000

Council Tax Band: C

EPC Grade: B

Central Heating: Gas – currently Scottish Power

Water: Thames Water

Flood Risk: Surface Water High

Electricity & Gas: Currently Scottish Power

Drainage : Leep Utilities

Current Broadband: Sky Fibre 87mbps

Planning Links:

<https://planningregister.cherwell.gov.uk/>

Broadband Estimated Speed: Standard 7mbps,

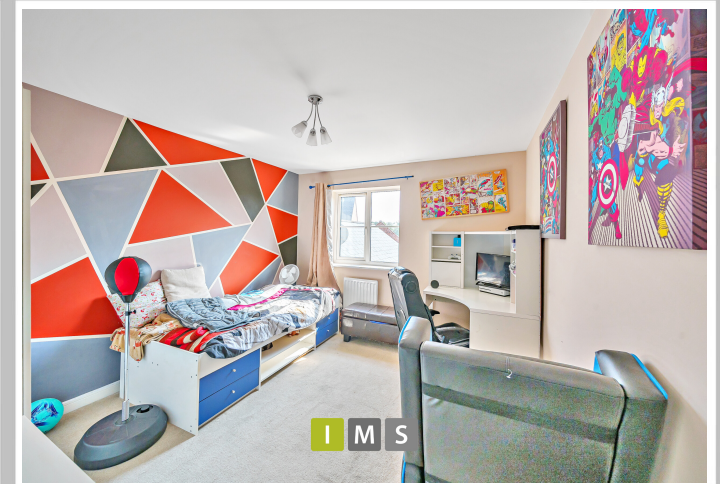
Superfast 80mbps, Ultrafast 3000mops

<https://checker.ofcom.org.uk/en-gb/broadband-coverage>

Mobile Based (on calls indoors): O2 and Vodafone -

Good, EE and 3 Three - Fair

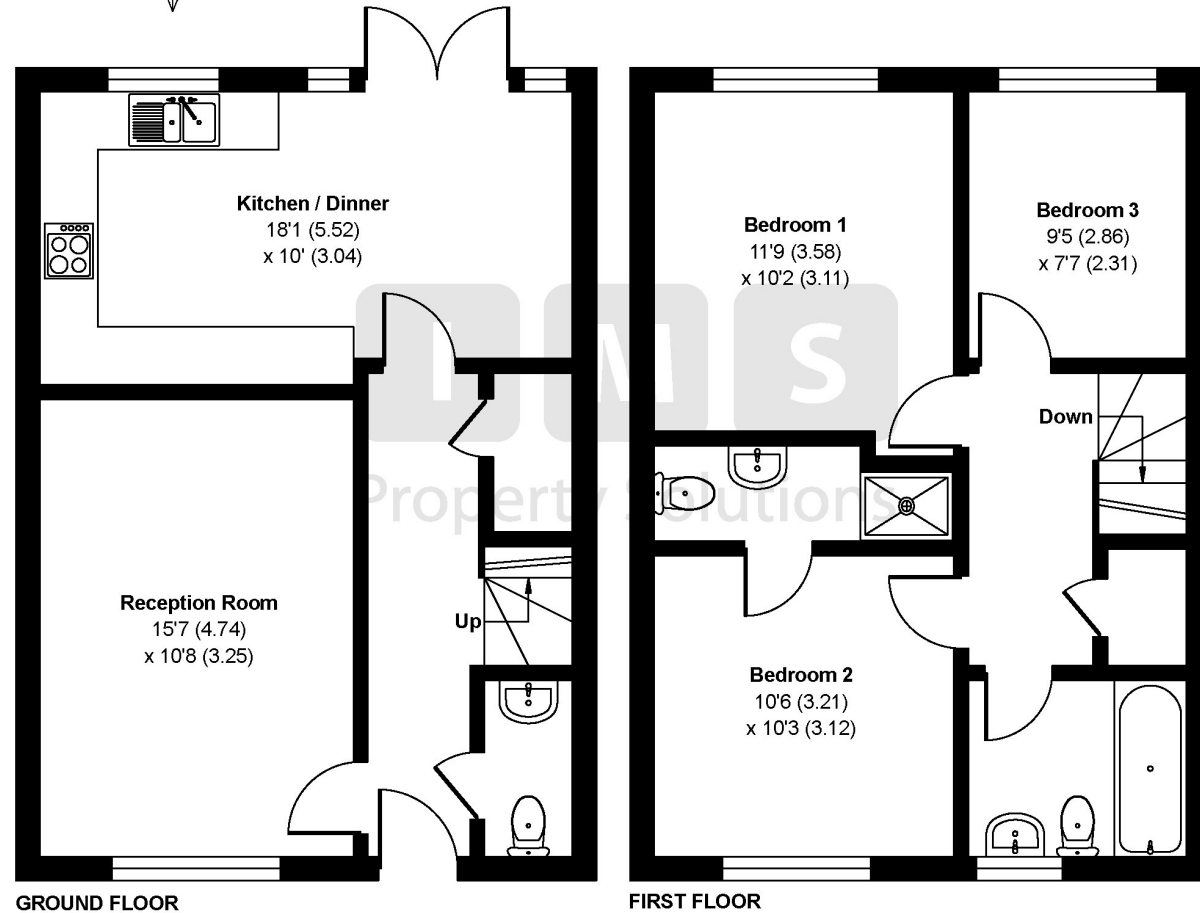
<https://checker.ofcom.org.uk/en-gb/mobile-coverage>





# Haydock Road, Bicester, OX26

Approximate Area = 942 sq ft / 87.5 sq m  
For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © ntechcom 2024. Produced for IMS Property Solutions. REF: 1191603

Whilst every effort is made to ensure the accuracy of these details, it should be noted that the measurements are approximate only. Floorplans are for representation purposes only and prepared according to the RICS Code of Measuring Practice by our floorplan provider. Therefore, the layout of doors, windows and rooms are approximate and should be regarded as such by any prospective purchaser. Any internal photographs are intended as a guide only and it should not be assumed that any of the furniture/fittings are included in any sale. Where shown, details of lease, ground rent and service charge are provided by the vendor and their accuracy cannot be guaranteed, as the information may not have been verified and further checks should be made either through your solicitor/conveyance. Where appliances, including central heating, are mentioned, it cannot be assumed that they are in working order, as they have not been tested. Please also note that wiring, plumbing and drains have not been checked.



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