

BARTON FLEMING

INDEPENDENT ESTATE AGENTS



**1 Chatham Close, Upper Heyford,
Oxfordshire. OX25 5DD**

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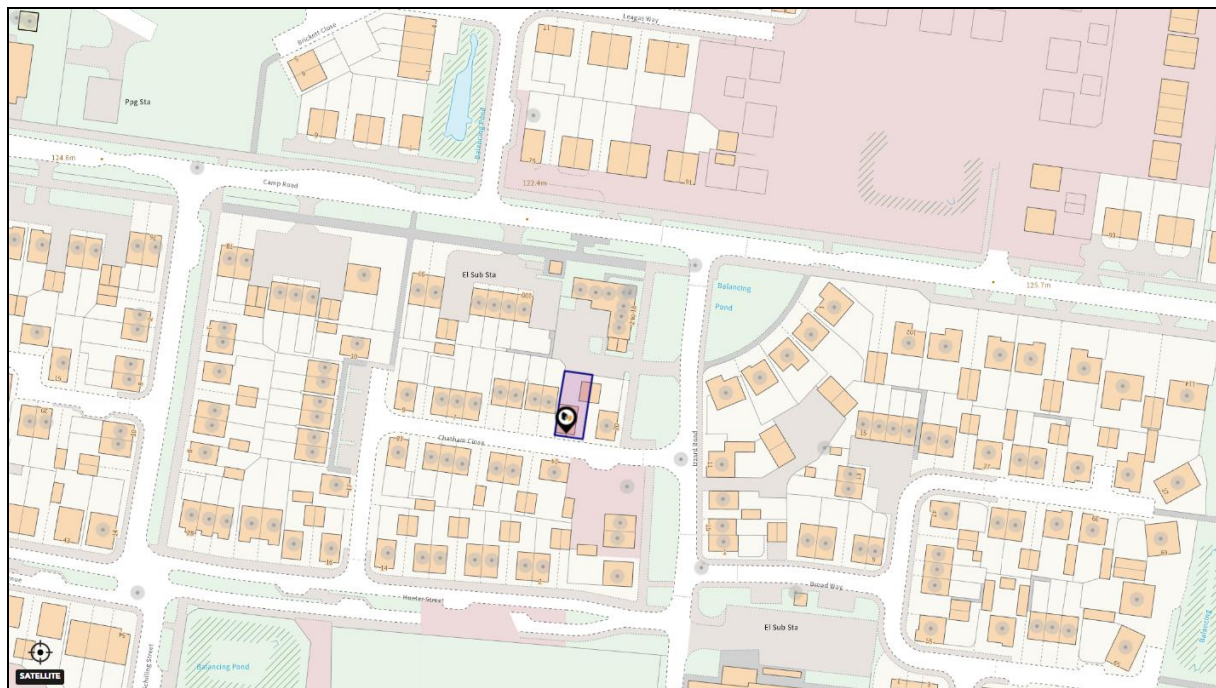
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Web: www.bartonfleming.co.uk
E-mail: info@bartonfleming.co.uk
62 North Street, Bicester. OX26 6NF

Tel: Bicester (01869)

249922

1 Chatham Close, Upper Heyford, Oxfordshire. OX25 5DD



A Three Bedroom Detached House with Cloakroom, Kitchen Diner, Living Room, Bathroom and En-Suite, Front and Rear Gardens, Garage and 36ft Driveway with Parking for Two Cars in Tandem

FREEHOLD

£ 430,000

- ❖ Entrance Hall
- ❖ Cloakroom
- ❖ Living Room
- ❖ Kitchen Diner
- ❖ Landing
- ❖ Three Bedrooms
- ❖ Bathroom and En-Suite
- ❖ Front and Rear Gardens
- ❖ Garage and 36ft Driveway
- ❖ Close to Local Amenities

VIEWING
APPOINTMENT:

DAY:

TIME:

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Key Facts for Buyers:

EPC: Rating of B (84).
Council Tax: Band D
Approx. £2,464 per annum.

Ground Floor:

SLOPING OPEN PORCH:

Outside courtesy light, outside gas and electric meter boxes, outside tap, part-glazed security front door to:

ENTRANCE HALL:

Plain plaster ceiling, downlighting, Rhino Herringbone flooring, radiator, understairs cupboard (*containing internet hub*), staircase, central heating thermostat for downstairs zone.

CLOAKROOM:

Front aspect window, plain plaster ceiling, downlighting, radiator, Rhino herringbone flooring, dual flush close coupled WC, wash hand basin with cupboard under.

KITCHEN DINER: 16'2 x 10'7

Front aspect window, side aspect window, plain plaster ceiling, hard wired smoke detector, Rhino herringbone flooring, space for table and chairs, radiator, "Ideal Logic Combi Esp1 35" boiler. Range of tall base and eye level units, Silestone worksurfaces, integrated 1040mm fridge/640mm freezer, 300mm slide out larder unit, 600mm tall unit with double cavity fan oven/oven grill, 600mm tall unit, integrated washer dryer, 600mm undersink base unit, under mounted 1½ bowl stainless steel "Franke" sink, integrated dishwasher, 800mm corner base unit with 400mm door, 600mm cutlery and pan drawer, 4-ring ceramic induction hob, extractor hood, 800mm corner base unit with 400mm door and kidney trays, 600mm integrated bins, integrated 300mm wine chiller.

LIVING ROOM: 16'5 x 11'1

Rear aspect pair of bi-fold doors, plain plaster ceiling, radiator, media wall with long fire, multimedia socket.

First Floor:

LANDING:

Plain plaster ceiling, access to loft space, radiator, airing cupboard.

BATHROOM: 6'11 x 6'3

Front aspect window, plain plaster ceiling, downlighting, ceramic tiled floor, chrome heated towel rail, double ended bath with centre tap, thermostatic shower over, hand held shower head, low level fixed support, tiles surrounds, concealed cistern dual flush WC, wall hung wash hand basin, shaver socket.

BEDROOM ONE: 11'6 x 9'5

Rear aspect window, plain plaster ceiling, radiator, TV point, CAT 6 point, walk-in wardrobe (*refer to photographs*), central heating thermostat Esi for upstairs zone.

EN-SUITE: 6'0 x 5'11

Plain plaster ceiling, extractor fan, ceramic tiled floor, chrome heated towel rail, fully tiled walls, 1480mm x 880mm shower enclosure with rain head, second hand held head, fixed head support, concealed cistern dual flush WC, wall hung wash hand basin, shaver socket.

BEDROOM TWO: 10'11 x 9'8

Front aspect window, plain plaster ceiling, radiator, Cat 6 point.

BEDROOM THREE: 8'6 x 7'10

Rear aspect window, plain plaster ceiling, radiator, Cat 6 point.

Outside:

FRONT GARDEN: refer to photograph

REAR GARDEN: refer to photographs

GARAGE: 18'6 x 10'0

Up and over door, light and power, eaves storage, driveway parking for 2 cars in tandem.

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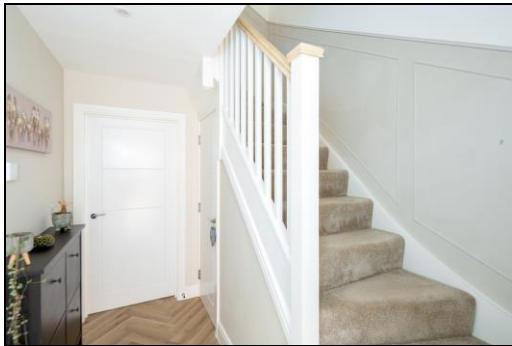
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Front



Entrance Hall



Entrance Hall



Cloakroom



Kitchen Diner

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Kitchen Diner



Kitchen Diner



Kitchen Diner



Kitchen Diner



Kitchen Diner



Living Room with Bi-Fold Doors



Living Room



Multi-Media Wall

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Living Room



Bathroom



Bedroom One



Bedroom One



Walk-in Wardrobe and En-Suite

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Bedroom Two



Bedroom Two



Bedroom Three



Rear Garden



Rear Garden



Rear Garden



Rear Garden

Score	Energy rating	Current	Potential
92+	A		95 A
81-91	B	84 B	
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		

EPC

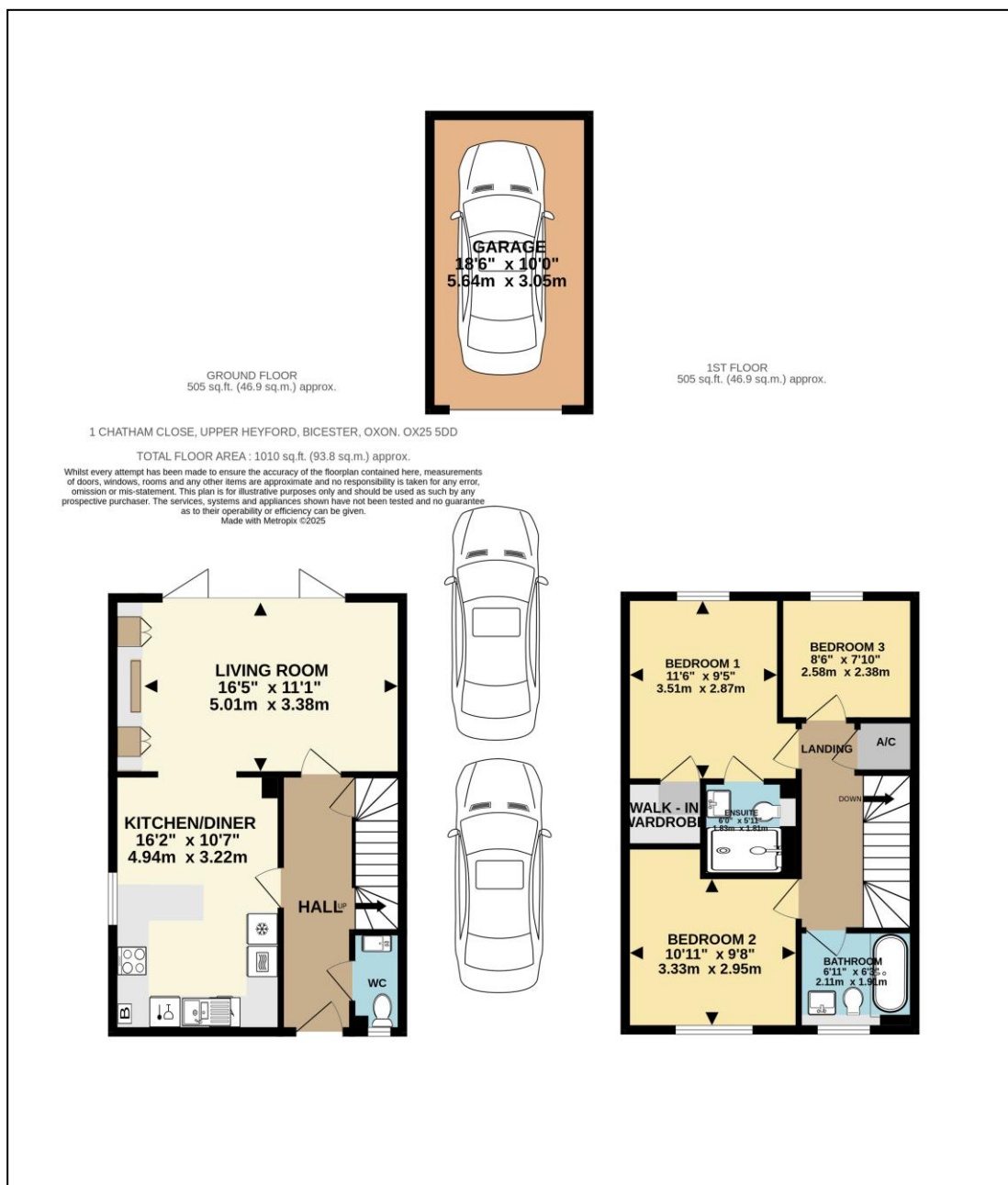
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