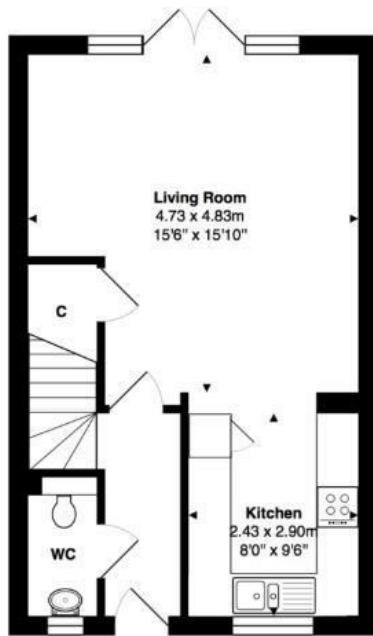




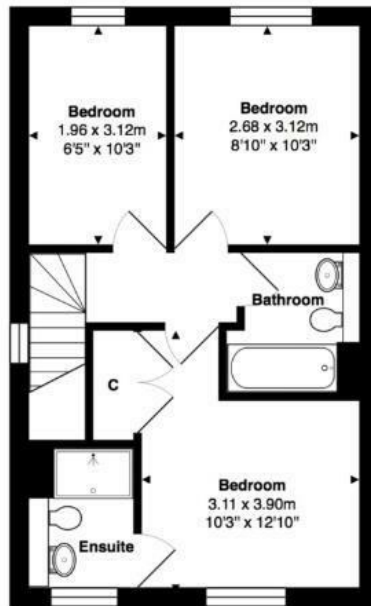
59, BROAD WAY, UPPER HEYFORD, OX25 5AD

FLOWERS   
ESTATE AGENTS





Ground Floor



First Floor



Approx. Gross Internal Area: 75.8 m<sup>2</sup> ... 816 ft<sup>2</sup>

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms, and any other items are approximate. No responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purpose only and should be used as such.  
 Drawn by E8 Property Services. [www.e8ps.co.uk](http://www.e8ps.co.uk)







# 59, Broad Way, Upper Heyford, OX25 5AD

Freehold

- End of terrace three bedroom home
- Open plan living arrangement
- Fully enclosed rear garden with summerhouse
- Desirable location within easy reach of local amenities and travel links
- Council Tax C
- Well presented throughout home
- Modern kitchen with integrated appliances
- Offered with no onward chain
- Allocated parking for two cars
- Awaiting updated EPC grade (previously a B grade).

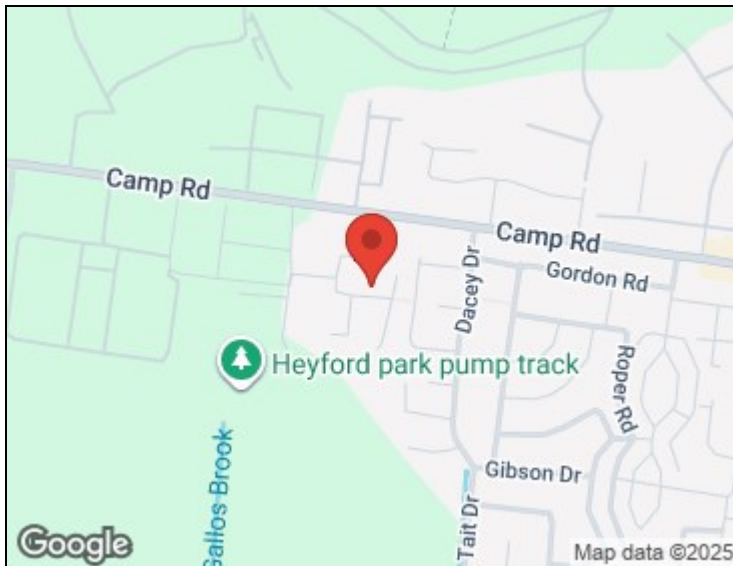
Constructed in 2015, this immaculately presented three bedroom home is situated within the popular Heyford Park development. Characterised by its set of versatile and tastefully presented living spaces, the property is perfectly aligned for modern day life.

Upon entering, a strong flow of natural daylight is immediately apparent. Presented in a palette of neutral tones, the ground floor comprises entrance hall, cloakroom and open plan kitchen/reception room where French Doors frame the rear garden. The first floor is home to three bedrooms, including a principal suite with an en-suite shower, and a separate family bathroom.

Externally, the property offers a fully enclosed rear garden with side access and allocated parking for two vehicles. Viewings highly recommended. Awaiting updated EPC grade (previously a B grade).







## CONTACT

### Flowers Estate Agents

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OX20 1TS

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### Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>	77	82
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

Upper Heyford is desirable village within the Cherwell Valley which benefits from a Parish Church, Public House and village hall. The recently developed Heyford Park also offers an array of community facilities including the local school which is currently rated 'Good' by Ofsted. The market towns of Bicester and Banbury provide a multitude of shops and amenities for more specialist requirements. The area benefits from excellent communication links with the neighbouring village of Lower Heyford offering a mainline station with links to Oxford City Centre. Furthermore, Bicester North provides train services to London Marylebone and Oxford Parkway at Water Eaton offers services to London Marylebone and Paddington.

**Local Authority:** Cherwell  
**Council Tax Band:** C

These details are prepared for the convenience of prospective purchasers, and are a general outline for guidance. They do not constitute parts of an offer or contract. All descriptions, dimensions, references to permission for use or occupation, and any other details, are given in good faith and are believed to be correct, but any intending purchaser should not rely on them as statements or representations of fact, but must satisfy themselves by inspection or otherwise as to the correctness of these details. Photographs contained in these details may have been taken with a wide angle lens.

