



31 Hampden Square, Upper Heyford, OX25 5AJ

Guide Price £300,000 Freehold

THOMAS  
MERRIFIELD  
SALES LETTINGS

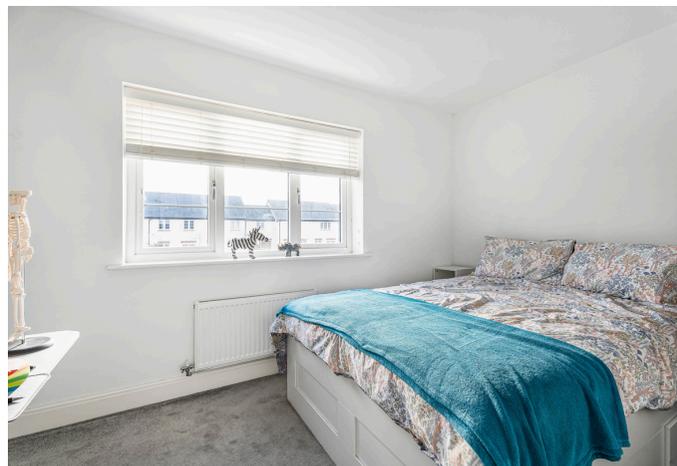


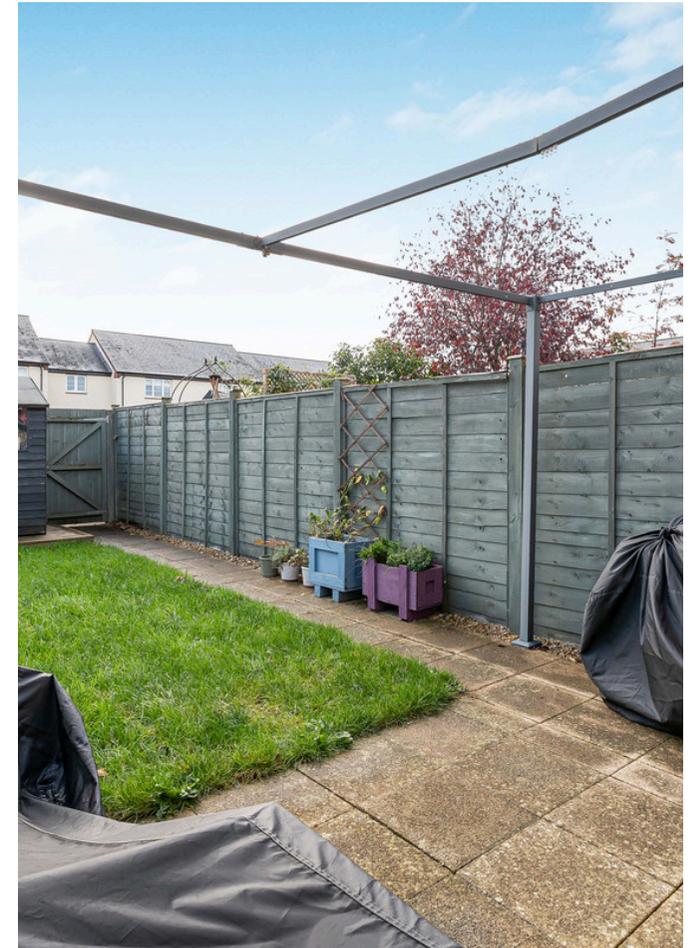
## The Property

A super two bedroom house, exceptionally well designed and spacious with a south facing rear garden. This delightful two double bedroom property is quietly situated in a very pleasant area of Heyford Park. There is an entrance hall with cloakroom adjacent, a large living room with extensive glazed doors to the rear garden and a well designed kitchen. Both bedrooms are comfortable doubles and there is a smart family bathroom. The rear garden is well enclosed and south facing and there are two parking spaces. Viewing highly recommended.

### AGENTS NOTES

A two bedroom centre terraced property, traditionally constructed approximately ten years ago. Mains, electricity, gas, water and drainage are connected. Broadband - Ofcom states - standard and ultrafast are available. Predicted mobile phone availability - Ofcom suggests the likely availability is EE good outdoor, 02, Three and Vodafone variable outdoor. The property is located in a conservation area. There is a management company, we are informed that approximately £58.00 per quarter is payable  
Local Authority: Cherwell District Council - C. EPC - B





## Key Features

- Spacious and attractive two bedroom house
- South facing rear garden
- Generous south facing living room
- Kitchen with fitted appliances
- Ground floor cloakroom
- Two double bedrooms
- Located in the highly popular Heyford Park area
- Excellent local amenities
- Viewing highly recommended

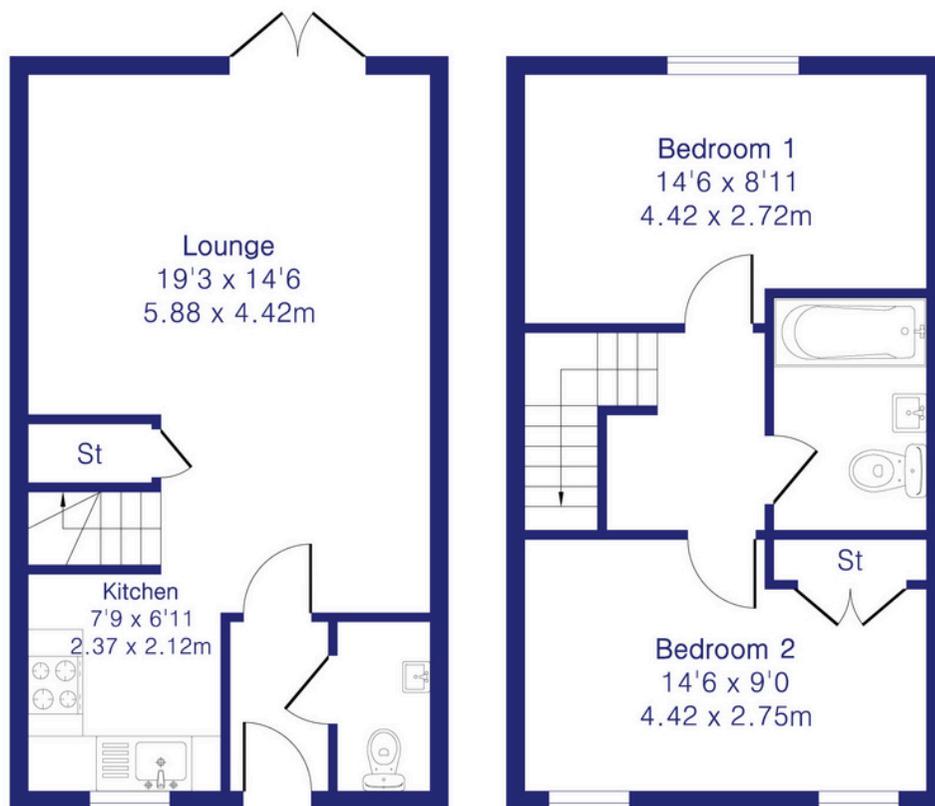
## The Location

Pleasantly located within an attractive residential area close to amenities. The property is convenient to schools and public open spaces within Heyford Park. Heyford Park is surrounded by lovely Oxfordshire Countryside and is a vibrant and thriving new community. There are schools for all ages, a range of shops, a public house and many public open spaces. Junction 10 of the M40 is easily accessible, as is Bicester with its mainline stations. The stations between them provide services to London Marylebone, Oxford, Birmingham and now the new East West Rail links.

## Approximate Gross Internal Area 746 sq ft - 70 sq m

Ground Floor Area 373 sq ft – 35 sq m

First Floor Area 373 sq ft – 35 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