



24 Dryden Avenue, Bicester, OX26 2NJ

Guide Price £325,000 Freehold

THOMAS  
MERRIFIELD  
SALES LETTINGS



## The Property

An updated and improved three bedroom end of terrace house, with an exceptional plot in the mature and desirable Greenwood Homes area. No onward chain. This smartly presented and ready to move into house offers light, bright accommodation with an attractive outlook to both the front and rear. Unusually private south facing rear garden. The living room has large windows and a feature fireplace, there is an open plan kitchen/dining room with a well planned kitchen area having a good range of wall and base units. Three first floor bedrooms and a bathroom having a white suite to complete the accommodation. There are gardens to front and rear also an additional area of side garden having been purchased in recent years also included in the sale. There is a garage in a nearby block and on street parking.

### AGENTS NOTES

A three bedroom end of terrace property. Mains; water, drainage, gas and electricity. Gas fired boiler to radiator central heating. Broadband - according to Ofcom - all broadband speeds including Ultrafast are likely to be available. Mobile phone coverage likely predicted availability according to Ofcom; O2 good outdoor and indoor, Three and Vodafone good outdoor and variable indoor, EE good outdoor. Properties built pre-2000 may contain asbestos in certain materials used in their construction or in subsequent building work. Examples of these materials are; Artex, vinyl tiles, sheet boards, corrugated roofing, pipework and lagging/insulation. These are generally considered safe unless disturbed but prospective buyers must take their own advice. Restrictive covenants are in place - should this be of concern, please contact Thomas Merrifield before arranging a viewing. Local Authority - Cherwell District Council - C. EPC - C.





## Key Features

- Three bedroom end terrace house
- Large plot having purchased additional side garden
- No onward chain
- Bright, light accommodation
- Well designed kitchen/diner
- Attractive outlook both front and rear
- Unusually private south facing rear garden
- Primary school catchment, Kings Meadow

## The Location

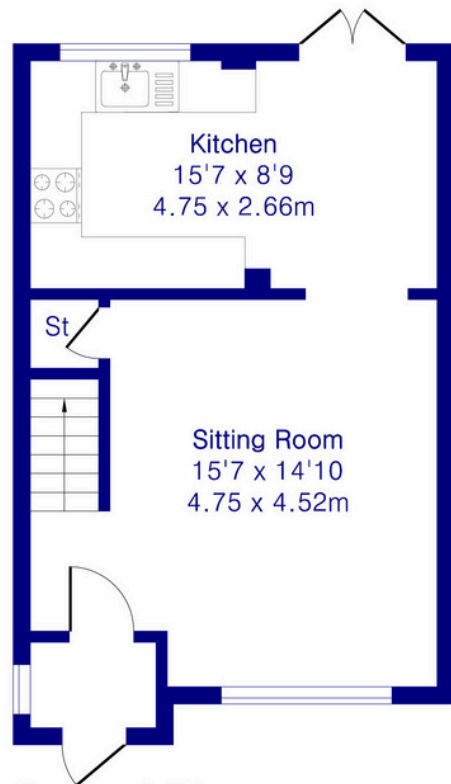
Pleasantly located with a green to the front and a green to the rear, within the highly popular Greenwood Homes area of Bicester. Greenwood Homes is in catchment for the highly regarded Kings Meadow Primary School and has a local parade of shops. Bicester is a thriving historic market town with exceptional road and rail links. Both Junction 9 and 10 of the M40 are easily accessible, the town's two mainline railway stations, between them, provide services to Oxford, Birmingham and London Marylebone in approximately 45 minutes. The town caters for all everyday needs as well as offering extensive recreational and employment opportunities.



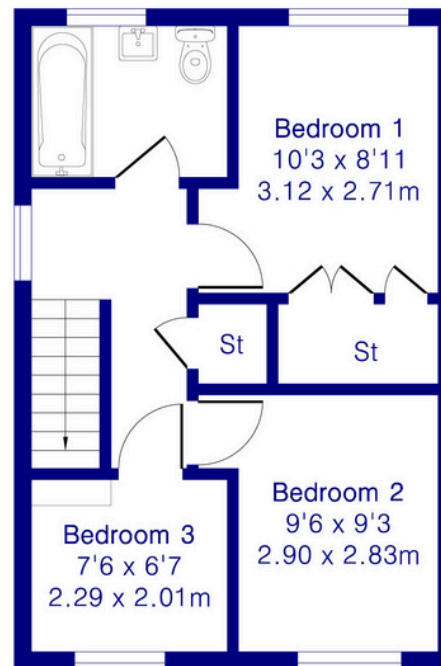
## Approximate Gross Internal Area 755 sq ft - 70 sq m

Ground Floor Area 381 sq ft – 35 sq m

First Floor Area 374 sq ft – 35 sq m



Ground Floor



First Floor

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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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