



19 The Glades, Launton, OX26 5ED

Guide Price £350,000 Freehold

THOMAS
MERRIFIELD
SALES LETTINGS



The Property

A spacious three bedroom, semi detached house set in a small and attractive close with a lovely open outlook to the rear. No onward chain. This well designed house has traditional entrance hall with cloakroom off. A large living room/dining room, a conservatory and kitchen. On the first floor there are three bedrooms and a family bathroom. To the front there is a garden, garage and driveway parking. To the rear there is a well enclosed and unusually private garden backing onto open fields.

MATERIAL INFORMATION

A traditionally constructed three bedroom semi-detached house believed to date from the 1980's. Mains drainage, water and electricity are connected. Heating - electric. Broadband - according to Ofcom - likely predicted availability is all services up to and including Ultrafast area available. Mobile phone coverage - predicted likely availability according to Ofcom - Three good outdoor and in home, EE, O2 and Vodafone 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 - D. EPC - D.





Key Features

- Spacious Three bedroom semi detached house
- Set in a small attractive close
- Lovely open outlook to rear
- No onward chain
- Garage and driveway parking
- Ground floor cloakroom
- Large living room
- Conservatory
- Primary school, two pubs and shops in village
- Easily accessible to Bicester stations

The Location

Enjoying a lovely tucked away position on a small development in a highly desirable village. The property backs onto open countryside and is convenient to village amenities which include; a primary school, two shops, two public houses and an active sports and social club. Nearby Bicester provides for all everyday needs as well as having mainline railway stations with services between them to Oxford, Birmingham, London Marylebone and also on the new East West Railway line. The motorway network is accessible by both Junctions 9 and 10 of the M40.

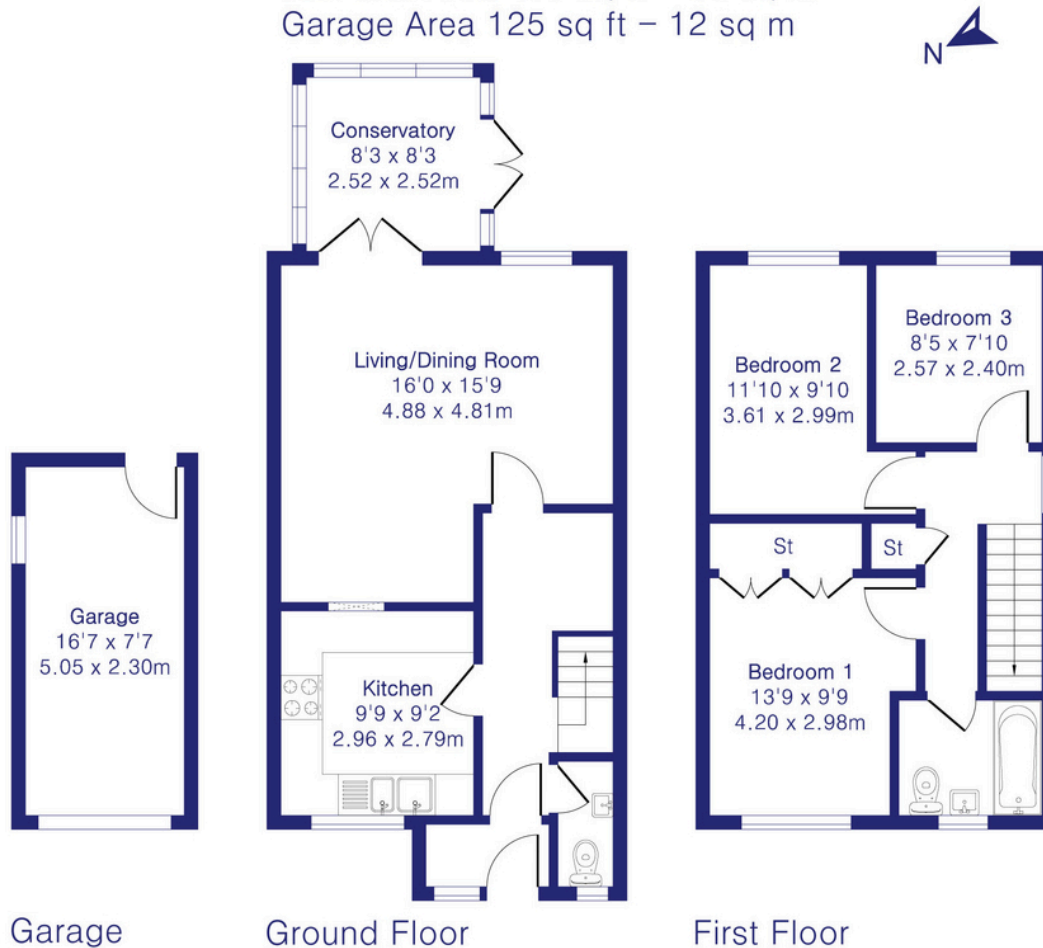


**Approximate Gross Internal Area 929 sq ft - 86 sq m
(Excluding Garage)**

Ground Floor Area 516 sq ft – 48 sq m

First Floor Area 413 sq ft – 38 sq m

Garage Area 125 sq ft – 12 sq m



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