

# BARTON FLEMING

INDEPENDENT ESTATE AGENTS



**20 Williams Road, Upper Heyford,  
Oxfordshire. OX25 5AX**

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E-mail: [info@bartonfleming.co.uk](mailto:info@bartonfleming.co.uk)  
62 North Street, Bicester. OX26 6NF

Tel: Bicester (01869)

249922

**20 Williams Road, Upper Heyford, Oxfordshire. OX25 5AX**



**Located in Upper Heyford and Overlooking Mature Green Space, this Well-Positioned Three Bedroom Detached House benefits from a Cloakroom, Living Room, Kitchen Diner, Bathroom and En-Suite, with a South-Facing Landscaped Garden, Garage and Driveway Parking for Two Cars in Tandem**

**FREEHOLD**

**£ 450,000**

- ❖ Overlooking mature Green Space
- ❖ Entrance Hall and Cloakroom
- ❖ Kitchen Diner
- ❖ Landing
- ❖ Three Bedrooms
- ❖ Bathroom
- ❖ En-Suite to Bedroom One
- ❖ South Facing Landscaped Garden
- ❖ Garage and Driveway Parking
- ❖ Close to Local Amenities

**VIEWING  
APPOINTMENT:**

**DAY:**

**TIME:**

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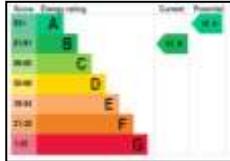
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## Key Facts for Buyers:

EPC: Rating of B (83).

Council Tax: Band D

Approx. £2,464 per annum.



## Ground Floor:

Ramped "Dolomite Dust" pathway to front door, outside courtesy light, electric meter box, outside tap, car charger isolator, ground level gas meter box.

### **ENTRANCE HALL: 8'6 extending to 18'1 x 6'6**

Plain plaster ceiling, downlighting, ceramic tiled floor, radiator, built-in cupboard (*enclosing RCD electricity consumer unit, broadband hub, telephone point and CAT socket*), central heating thermostat and programmer (*downstairs zone*).

### **CLOAKROOM: 6'2 x 3'3**

Plain plaster ceiling, extractor fan, radiator, ceramic tiled floor, dual flush close coupled WC, wash hand basin with cupboard under.

### **LIVING ROOM: 18'1 x 10'7 widening to 13'4 into bay**

Front and side aspect PVC bay windows, plain plaster ceiling, downlighting, two radiators, multi-media socket, CAT sockets.

### **KITCHEN DINER: 18'1 x 9'7**

Front aspect PVC window, side aspect bifold doors to the garden, plain plaster ceiling, downlighting, ceramic tiled floor, wall mounted boiler in the wall unit by the window, space for table and chairs. Range of tall base and eye level units, granite worksurfaces and upstands, tall unit with integrated fridge/freezer, stainless steel fan oven/grill, second oven/grill, shelves wall unit, integrated dishwasher, 1½ stainless steel undermounted sink, integrated washing machine, stainless steel 4-ring gas hob, extractor hood, breakfast bar wine chiller.

## First Floor:

### **LANDING:**

Plain plaster ceiling, downlighting, access to loft space, airing cupboard enclosing pressed metal tank.

### **BATHROOM: 6'6 x 6'3**

Front aspect PVC window, plain plaster ceiling, extractor fan, downlighting, ceramic tiled floor, chrome heated towel rail, double ended bath with centre tap and shower attachment, thermostatic shower, rain head, second hand held head, screen, wall hung wash hand basin, shaver socket, concealed cistern dual flush WC.

### **BEDROOM ONE: 11'6 x 10'11**

Side aspect PVC window, plain plaster ceiling, TV point, central heating thermostat (*upstairs zone*), 1450mm built-in wardrobe.

### **EN-SUITE: 7'6 x 6'3**

Plain plaster ceiling, extractor fan, downlighting, ceramic tiled floor, chrome heated towel rail, 1700mm x 900mm shower enclosure with monsoon head, second hand held head, wall hung wash hand basin, shaver socket, concealed cistern dual flush WC.

### **BEDROOM TWO: 10'6 x 9'10**

Rear aspect PVC window, plain plaster ceiling, radiator.

### **BEDROOM THREE: 9'10 x 7'3**

Front aspect PVC window, plain plaster ceiling, radiator.

## Outside:

### **FRONT GARDEN: refer to photograph**

**REAR GARDEN: refer to photographs**  
190° magnetic, porcelain tiled patio to side, tap, outside socket.

### **GARAGE:**

Up and over door light and power, driveway parking for two cars in tandem. Electric charging point.



Garage and Driveway

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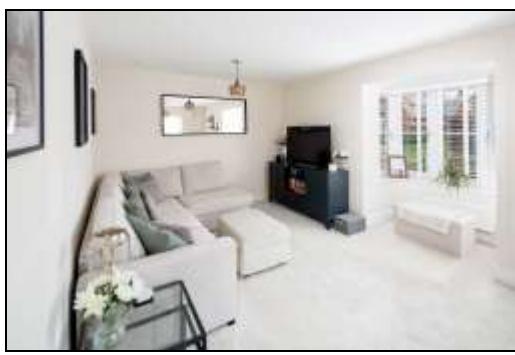
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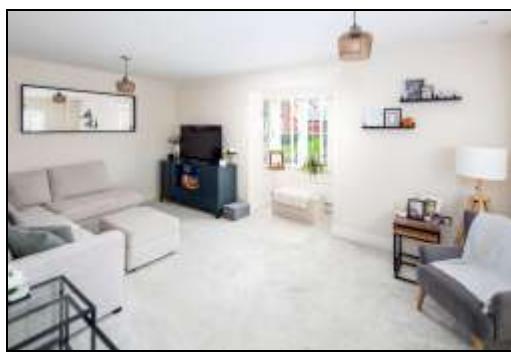
Front/Side View



Entrance Hall and Cloakroom



Living Room



Living Room



Living Room



Living Room



Kitchen Diner



Kitchen Diner

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Kitchen Diner



Kitchen Diner



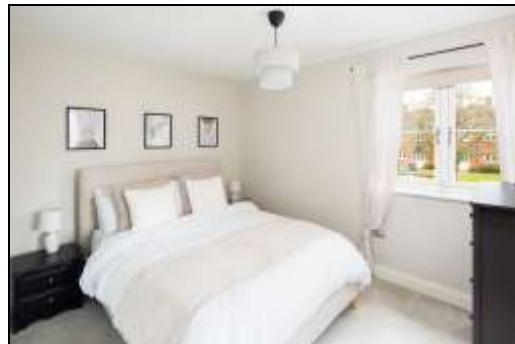
Landing



Bathroom



Bedroom One



Bedroom One



En-suite to Bedroom One



Bedroom Three

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Bedroom Two



Bedroom Two



Rear Garden



Rear Garden

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## Space for Notes

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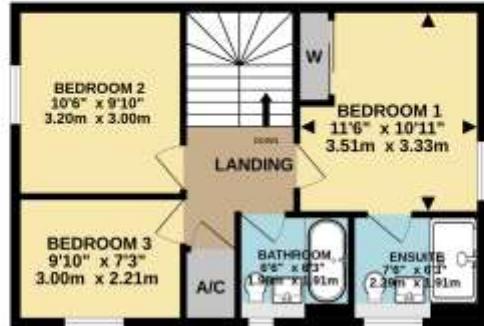
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20 WILLIAMS ROAD, HEYFORD PARK, Bicester, OXON, OX15 5AX

**TOTAL FLOOR AREA: 988 sq. ft. (91.85 sq. m.) approx.**  
Whilst every attempt has been made to ensure the accuracy of the floorplan contained herein, measurements of doors, windows, rooms and other items are approximate and no responsibility is taken for any error, omission or inaccuracy in these dimensions. These dimensions are not to be relied upon for any purpose, such as to calculate area, services, systems and appliances shown have not been tested and no guarantee is given as to their operability or efficiency can be given.

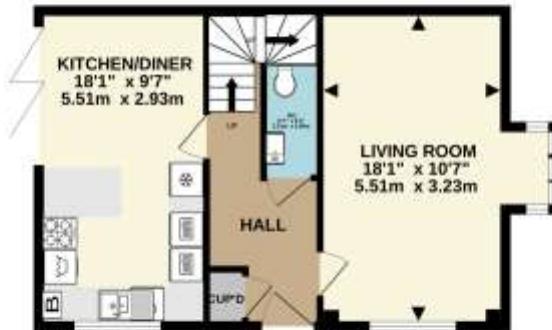
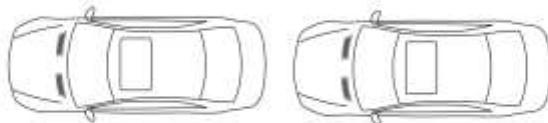
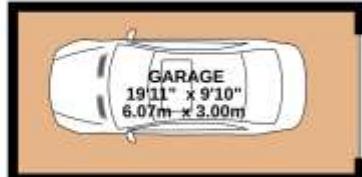
1ST FLOOR  
494 sq. ft. (45.9 sq. m.) approx.



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**TOTAL FLOOR AREA: 988 sq.ft. (88.6 sq.m.) approx.**  
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GROUND FLOOR  
494 sq. ft. (45.9 sq.m.) approx.



These particulars do not constitute any part of an offer or a contract. Whilst every care has been taken to ensure accuracy, no responsibility for errors or mis-description is accepted. Any intending purchaser must satisfy himself by inspection or otherwise as to the correctness of each of the statements in these particulars. The vendor does not make or give and neither Barton Fleming nor any person in their employment, has authority to make or give any representation or warranty whatsoever in relation to this property. Land Registry Plans are provided as guidance only and while LRP documents are generated from what is registered at the point at when the plans are downloaded for use in these particulars they are not guaranteed to represent the property title at any given moment. Buyers should satisfy themselves through their solicitor as to the accuracy of the land registration at any given moment.