

26 Kings End, Bicester, OX26 2AA

Guide Price £550,000 Freehold

THOMAS MERRIFIELD
SALES LETTINGS







The Property

A handsome, four bedroom, period town house thoughtfully extended, updated and improved to provide a unique family home. There is a generous private west facing garden, an oversize garage (36'x14'2) and additional parking. Within around half a mile of both railway stations and town centre shopping. This exceptional period home, has a traditional entrance hall with stairs rising to the first floor off. Open plan living/family room with fireplace, there is a light bright and substantial extension providing super kitchen/dining room and utility/shower room (this area was designed so it is possible to have further bedroom and ensuite on the ground floor). All the bedrooms are upstairs as is the bathroom which is on the first floor. To the front there is a small garden with traditional railings, to the rear there is a large west facing private garden attractively laid out with an oversized garage and parking.

MATERIAL INFORMATION

A period end terrace town house, traditionally constructed with a later extension. Mains water, drainage, electricity and gas are connected. Gas fired central heating to radiators. Broadband - according to Ofcom it is likely that all broadband speeds are available. Likely predicted mobile phone coverage - good outdoor and good indoor for all providers. 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. The property is in a conservation area. Cherwell District Council - D. EPC - D.







Key Features

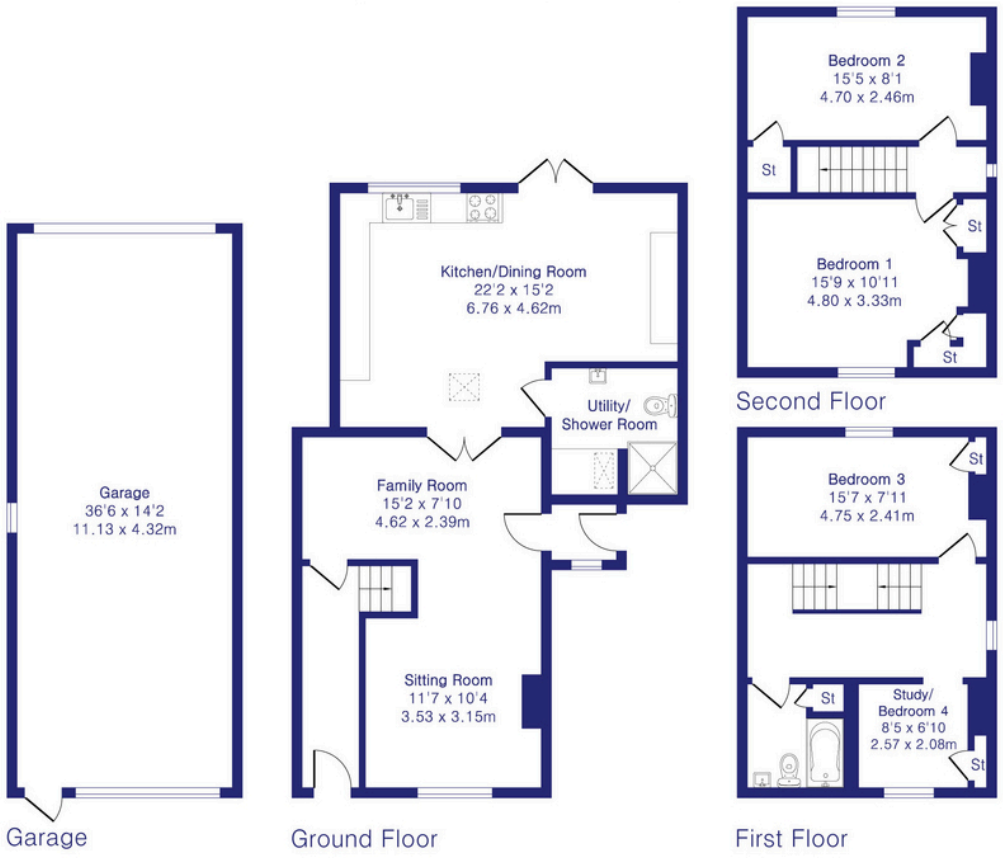
- Handsome end terrace, four bedroom period town house
- Large private west facing garden
- Oversized garage (36'x14'2)
- Extended ground floor providing exceptional living accommodation
- Capable of modification to provide a ground floor bedroom
- Sitting room/family room with fireplace
- Super light open plan kitchen/dining room
- Ground floor shower room and utility
- Well located for both stations
- Convenient to town and Bicester Village

The Location

Enjoying an enviable central location within around half a mile of both stations, Bicester town centre and Bicester Village. 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 1501 sq ft - 140 sq m
(Excluding Garage)

Ground Floor Area 777 sq ft – 72 sq m
First Floor Area 362 sq ft – 34 sq m
Second Floor Area 362 sq ft – 34 sq m
Garage Area 515 sq ft – 48 sq m



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