



13 Williams Road, Upper Heyford

Bicester

I M S

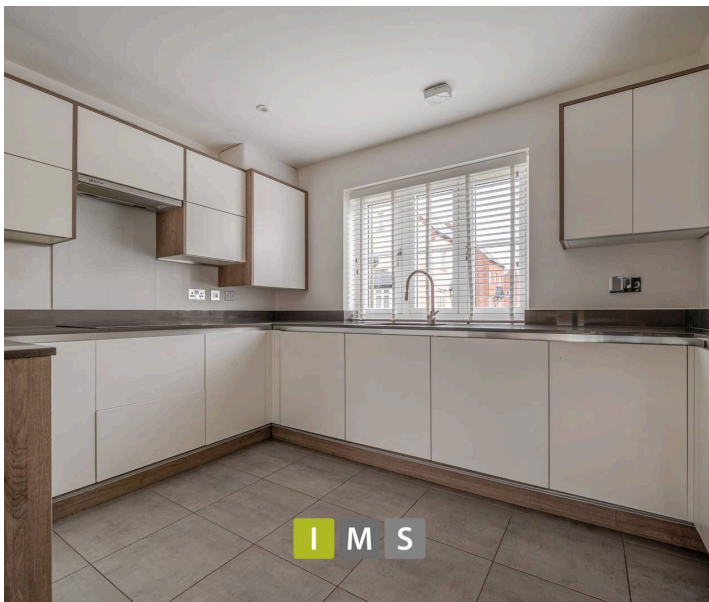


13 Williams Road

Upper Heyford, Bicester

IMS are delighted to present this **chain-free** four-bedroom detached home, ideally situated in the highly sought-after area of Upper Heyford. Offering a smooth and straightforward purchase, this modern property also benefits from air conditioning, ensuring comfortable living throughout the year.

On the ground floor, you are welcomed by a bright and spacious hallway leading into a superb open plan living area, thoughtfully designed to combine the lounge, dining, and kitchen spaces. This creates a light and versatile environment, ideal for both everyday family life and entertaining. The contemporary kitchen is fitted with high quality units and integrated appliances, including a washing machine, dishwasher, and fridge freezer. Bi-fold doors open directly onto the garden, flooding the space with natural light and enhancing the sense of openness. A convenient downstairs W/C completes the ground floor accommodation.



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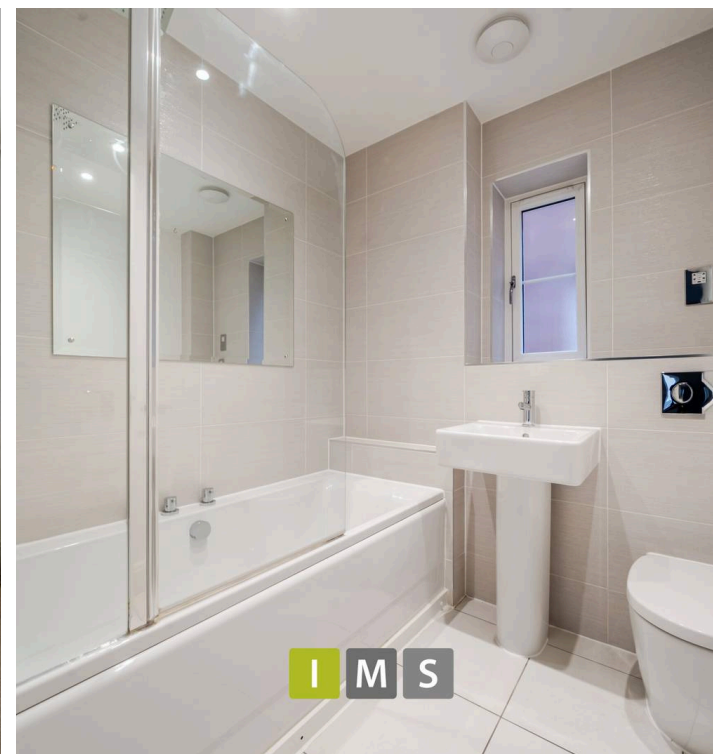
Upper Heyford, Bicester

To the first floor, the property offers four well-proportioned bedrooms, each designed with comfort in mind. The principal bedroom benefits from a stylish ensuite shower room, providing a private retreat, while the remaining bedrooms are served by a modern family bathroom.

Finished to an excellent standard throughout, the home features neutral décor and quality fittings, allowing buyers to move straight in with ease. Careful attention to detail, including well positioned windows and efficient heating, ensures a comfortable and energy-efficient living environment.

Externally, the property enjoys a private rear garden, complete with a substantial brick built garden room. Offering excellent versatility as a home office, gym, or additional leisure space.

The location further enhances the appeal of this home, with Heyford Park School just a short walk away, making it ideal for families. Everyday conveniences are close by, including a parade of shops offering essential services and retail options. For leisure and socialising, residents can enjoy a nearby restaurant, pub, and bowling alley, contributing to a vibrant and well connected community.





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Upper Heyford, Bicester

With its **chain free status**, generous accommodation, modern features, and excellent location, this property presents a fantastic opportunity for those seeking a ready to move into family home in Upper Heyford.

- Key Information
 - Price £500,000
 - Tenure Freehold
 - Management charge approx £40pcm
 - Council Tax Band E
 - EPC B
 - Utilities: Mains gas, water and drainage
 - Parking : Driveway
 - Construction: Brick
 - Estimated broadband speeds: Standard 16 mbps / Superfast 60 mbps / Ultrafast 1800 mbps
 - Mobile signal: check <https://checker.ofcom.org.uk/en-gb/mobile-coverage>
 - Flood risk: Surface water Very low

Williams Road, Bicester, OX25

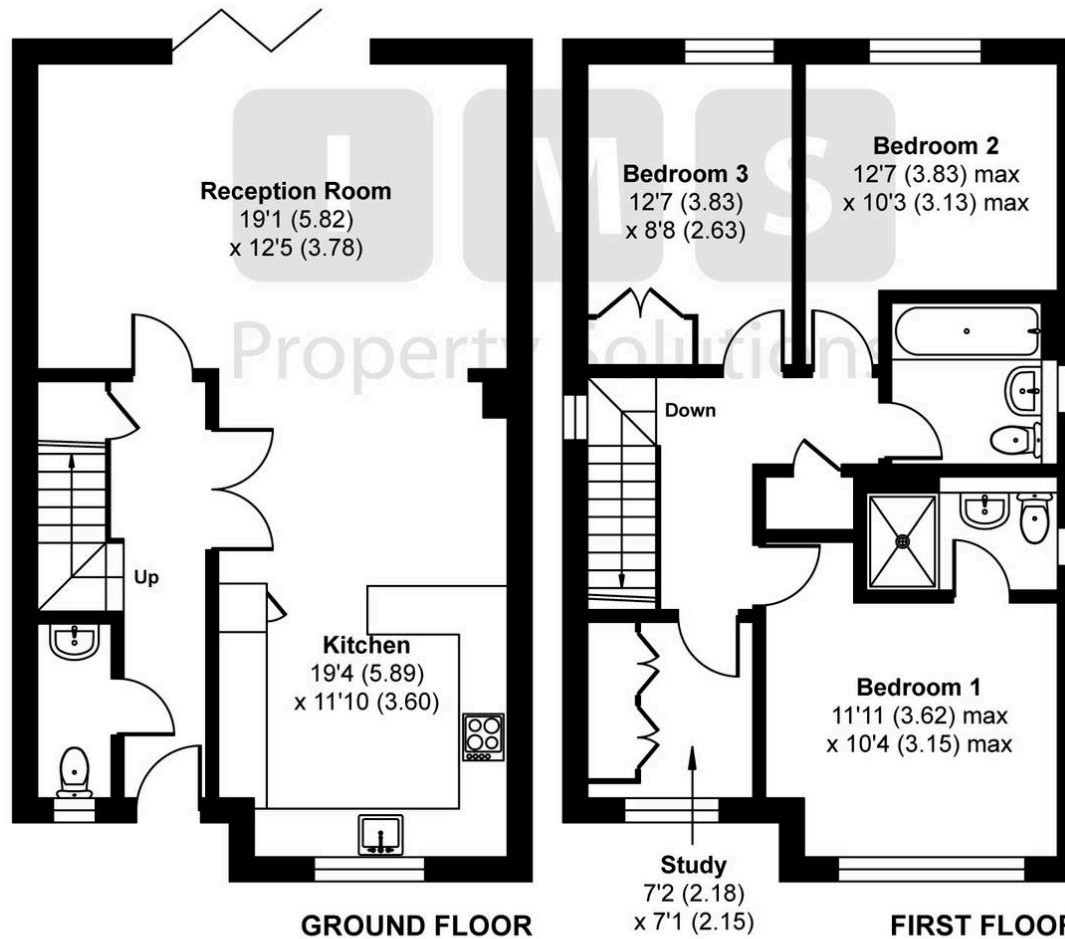
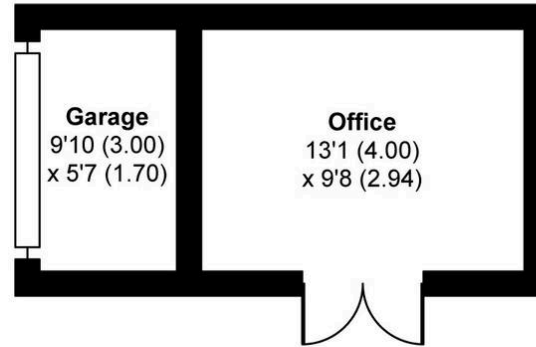
Approximate Area = 1188 sq ft / 110.3 sq m

Garage = 55 sq ft / 5.1 sq m

Office = 129 sq ft / 12 sq m

Total = 1372 sq ft / 127.4 sq m

For identification only - Not to scale





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