



4 May Tree Close, Bicester, OX26 6PA

Guide Price £530,000 Freehold

THOMAS
MERRIFIELD
SALES LETTINGS



The Property

A beautifully presented four bedroom detached house, in a select close within a stones' throw of Bicester North Station. This stylishly updated and reconfigured house is ready to move into. There is an entrance lobby and a generous hallway with the cloakroom off. The principal reception room is at the back of the house with double doors to both the rear garden and to the conservatory. The kitchen has been refitted with integrated appliances including a fridge/freezer, dishwasher and washing machine. The conservatory has had a hard roof added as well as a radiator. There is stylishly refitted ensuite to the master bedroom and well finished bathroom. To the front there is access to the garage, parking and an EV charger point. To the rear is a well enclosed and unusually private west facing rear garden. Viewing highly recommended.

AGENTS NOTES

A traditionally constructed four bedroom detached house built in 1998. Mains; electricity, gas, water and drainage are connected. Heating gas fired boiler to radiators. Broadband the sellers inform us that there is a fibre connection to the property. Mobile phone coverage - likely predicted availability according to Ofcom - EE, O2 and Vodafone, good both outdoor and in home. Three good outdoor and variable in home. 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 - E. EPC - D.



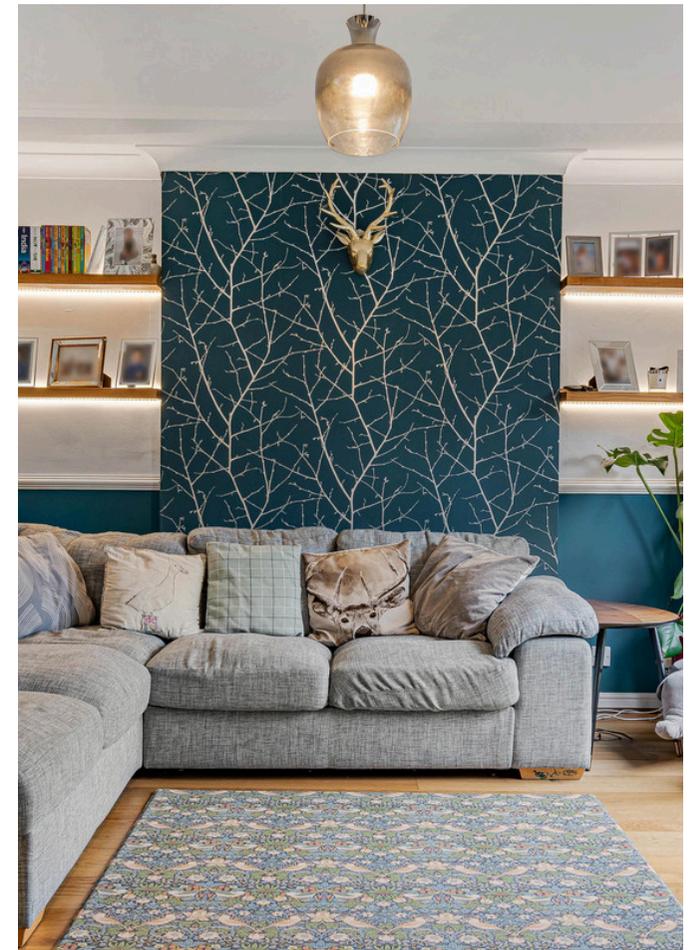


Key Features

- Beautifully presented four bedroom detached house
- Large reception room
- Hard roof conservatory
- Refitted kitchen with integrated appliances
- Ensuite to master bedroom
- Smartly finished bathroom
- Garage and driveway parking
- Unusually private west facing rear garden
- Convenient to Bicester North station and town centre.

The Location

Enjoying a super position convenient to Bicester North Station and to Bicester town centre. Set in a small select close of just detached properties. 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.



Thomas Merrifield and their clients give notice that:

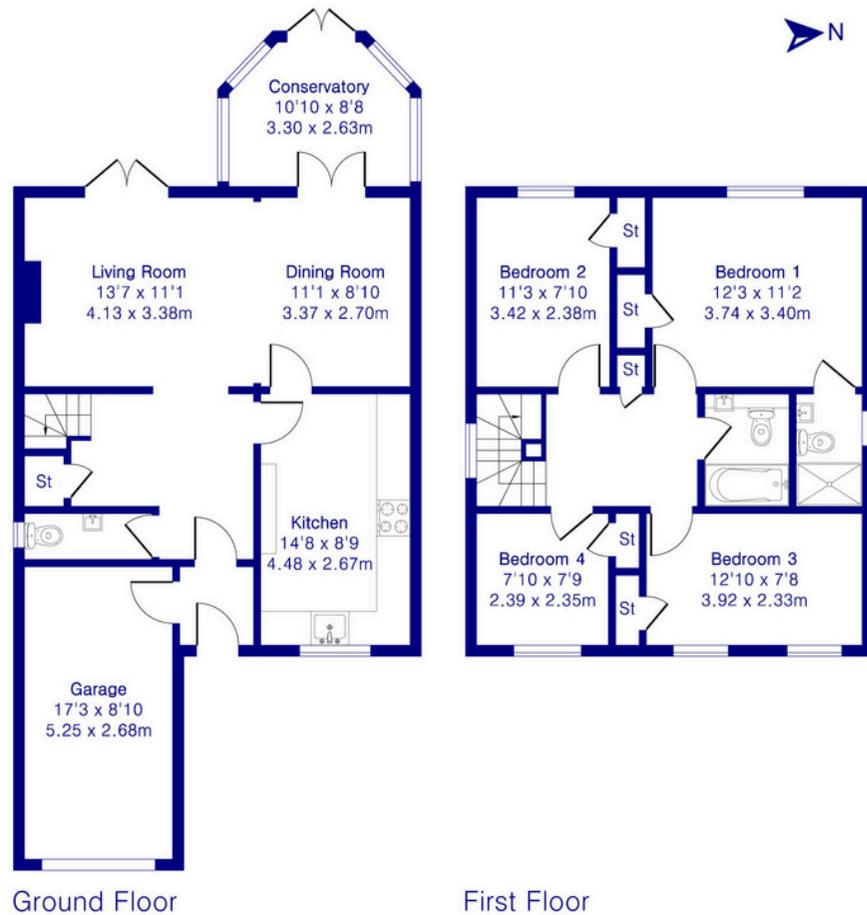
1. They are not authorised to make or give any representations or warranties in relation to the property either here or elsewhere, either on their own behalf or on behalf of their client or otherwise. They assume no responsibility for any statement that may be made in these particulars. These particulars 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.

**Approximate Gross Internal Area 1376 sq ft - 128 sq m
(Including Garage)**

Ground Floor Area 786 sq ft – 73 sq m

First Floor Area 590 sq ft – 55 sq m



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