



31 Broad Way, Upper Heyford, OX25 5AD

Guide Price £450,000 Freehold

THOMAS
MERRIFIELD
SALES LETTINGS



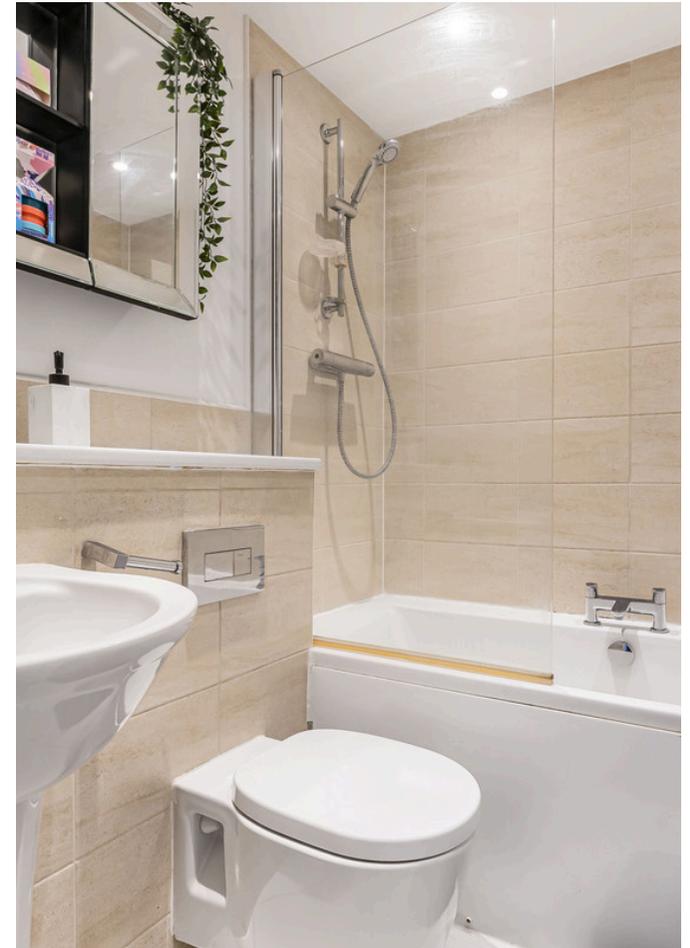
The Property

A four bedroom, two storey semi-detached house with garage and driveway located in a quiet close. The property is close to Heyford Park School and Heyford Park football ground. Off the hall is a cloakroom, the fitted kitchen and the dual aspect sitting room with French doors to the garden. Upstairs the principal bedroom has an ensuite and a built in cupboard and there are three further bedrooms, one of which is currently used as a dressing room and study. There is also a family bathroom. The loft is professionally boarded with shelving, premium ladder and lighting. To the front there are shrub beds flanked by a driveway with parking for two cars and access to the single garage. The rear garden is private and extends behind the garage, there is a patio, leading into a pathway down the garden and the rest is laid to lawn.

The property is connected to mains electricity, gas, water and drainage. Broadband - according to Ofcom, Standard, Superfast and Ultrafast broadband are available. Mobile – according to Ofcom there is good outdoor and in home coverage for EE, good outdoor coverage for O2 and variable outdoor coverage for Three & Vodafone (checker.ofcom.org.uk). We are not aware of any planning permissions in place which would negatively affect the property but interested parties should make their own enquiries with the local authority. Information relating to Covenants, Easements, Boundaries, Restrictions & Rights are available upon request.

Local Authority: Cherwell District Council - D. EPC - C.





Key Features

- Four Bedrooms
- Sitting Room
- Fitted Kitchen
- Cloakroom
- En Suite to Principal Bedroom
- Garage and Two Parking Spaces
- Gas Central Heating to Radiators
- Management Fee £265 pa
- Well Presented
- Close to Heyford Park School

The Location

Local Shops 0.5m
Bicester Market Square 6.2m
Bicester Village 5.8m
Lower Heyford Station (London Marylebone approx. 1hr 44 mins, Oxford from approx.13 mins) 2.1m
Bicester Village Station (London Marylebone from approx. 51 mins, Oxford from approx. 17 mins) 6.5m
Bicester North Station (London Marylebone from approx. 50 mins) 6.5m
Manorsfield Road Bus and Coach Station to Oxford, Buckingham, Milton Keynes and Cambridge 6.3m
All times and distances are approximate.

Approximate Gross Internal Area 1169 sq ft - 108 sq m (Including Garage)

Ground Floor Area 488 sq ft – 45 sq m

First Floor Area 488 sq ft – 45 sq m

Garage Area 193 sq ft – 18 sq m



Garage

Ground Floor

First Floor

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.

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