



19 Stratford Way, Bicester, OX26 1BY

Guide Price £350,000 Freehold

THOMAS
MERRIFIELD
SALES LETTINGS



The Property

A beautifully light and spacious two bedroom semi detached house with en-suite to master bedroom and stunning garden room extension. Most attractively presented and with an unusually private south facing rear garden. This stunning property offers; an entrance hall, a large sitting/dining room a beautiful glazed roof garden room and kitchen/breakfast room having a good range of appliances. Both bedrooms are doubles with the master having a super shower room, there is also a smart family bathroom. Outside to the front there is off street parking whilst to the rear there is a well enclosed garden with summer house. Viewing highly recommended.

MATERIAL INFORMATION:

A two bedroom semi detached house of traditional construction built around 8 years ago.

Mains water, drainage, electricity and gas are connected.

Heating - gas fired boiler to radiators.

Broadband - according to Ofcom - all broadband speeds, including Ultrafast are likely to be available.

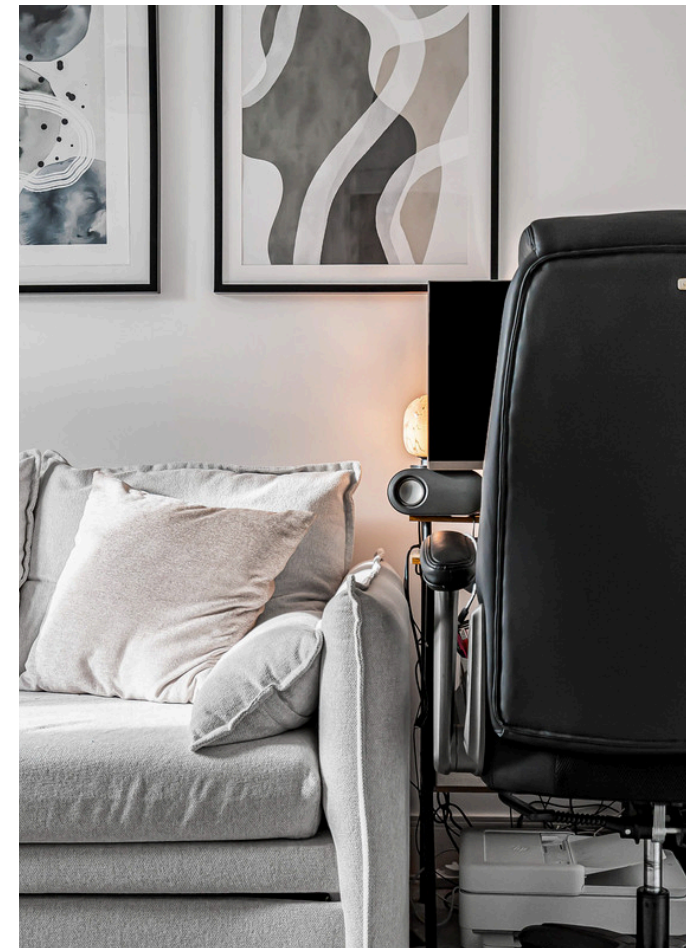
Likely predicted mobile phone availability - according to Ofcom; Vodafone good outdoor and good indoor, EE and O2 good outdoor and variable indoor, Three good outdoor.

Restrictive covenants are in place - should this be of concern, please contact Thomas Merrifield before arranging a viewing.

Cherwell District Council. Council Tax Band: C

EPC Rating: B.





Key Features

- Beautifully light and spacious two bedroom semi detached house
- En-suite to master bedroom
- Stunning garden room extension
- Most attractively presented
- Large sitting room/dining room
- Two double bedrooms
- Driveway parking
- Garden with southerly aspect
- Tucked away Kingsmere location

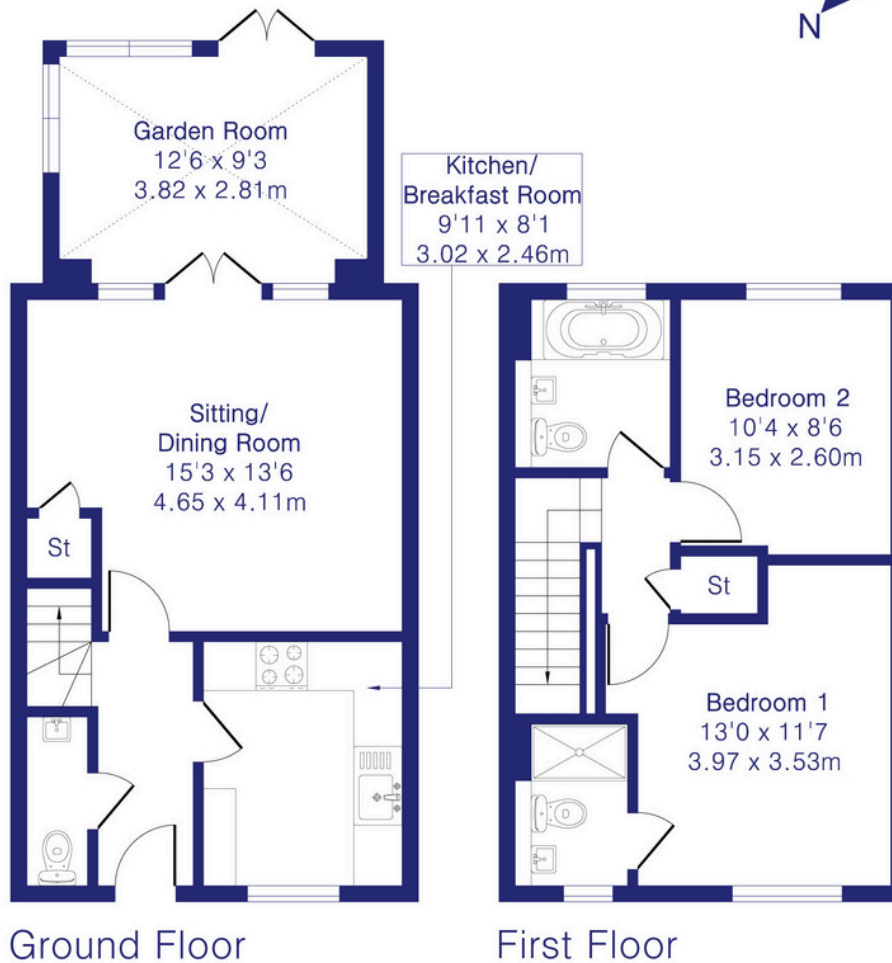
The Location

Enjoying a tucked away location on the highly popular Kingsmere Development. Kingsmere has schools for all ages, lots of public open space and parade of shops. It is easily accessible to Bicester Village and the right side of Bicester to get good access to junction 9 of the M40. 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 850 sq ft - 79 sq m

Ground Floor Area 487 sq ft – 45 sq m

First Floor Area 363 sq ft – 34 sq m



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