# 35 Reedmace Road, Bicester, OX26 3WN

Guide Price £625,000 Freehold

THOMAS MERRIFIELD
SALES LETTINGS

# The Property

A fabulous four bedroom detached house, meticulously improved and updated to provide an outstanding family home. Of particular note is the super dual aspect kitchen/dining room which has been refitted to a high standard with integrated appliances. The house is set in a highly desirable and mature area with a corner plot location, double garage and ample parking. In addition to the kitchen/dining, the ground floor accommodation comprises; a spacious entrance hall with cloakroom off, a lovely large sitting room which is also dual aspect with double doors to the rear garden and an attractive living flame fire. The first floor does not disappoint with four double bedrooms, the master of which has a refitted en-suite and a refitted family bathroom. There is a low maintenance front garden, a driveway with parking for numerous vehicles, a double garage with up and over roller doors and a well enclosed garden having an extensive patio immediately adjacent to the house.

MATERIAL INFORMATION:
A traditionally constructed four bedroom detached house now around 25 years old.
Mains electricity, gas, drainage and water are connected.
Gas fired central heating to radiators.
Broadband - Ofcom states that all broadband speeds, up to and including Ultrafast are likely to be available.
Likely predicted mobile phone availability; EE good outdoor and good indoor, O2, Three and Vodafone 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: E
EPC Rating: C

## Key Features

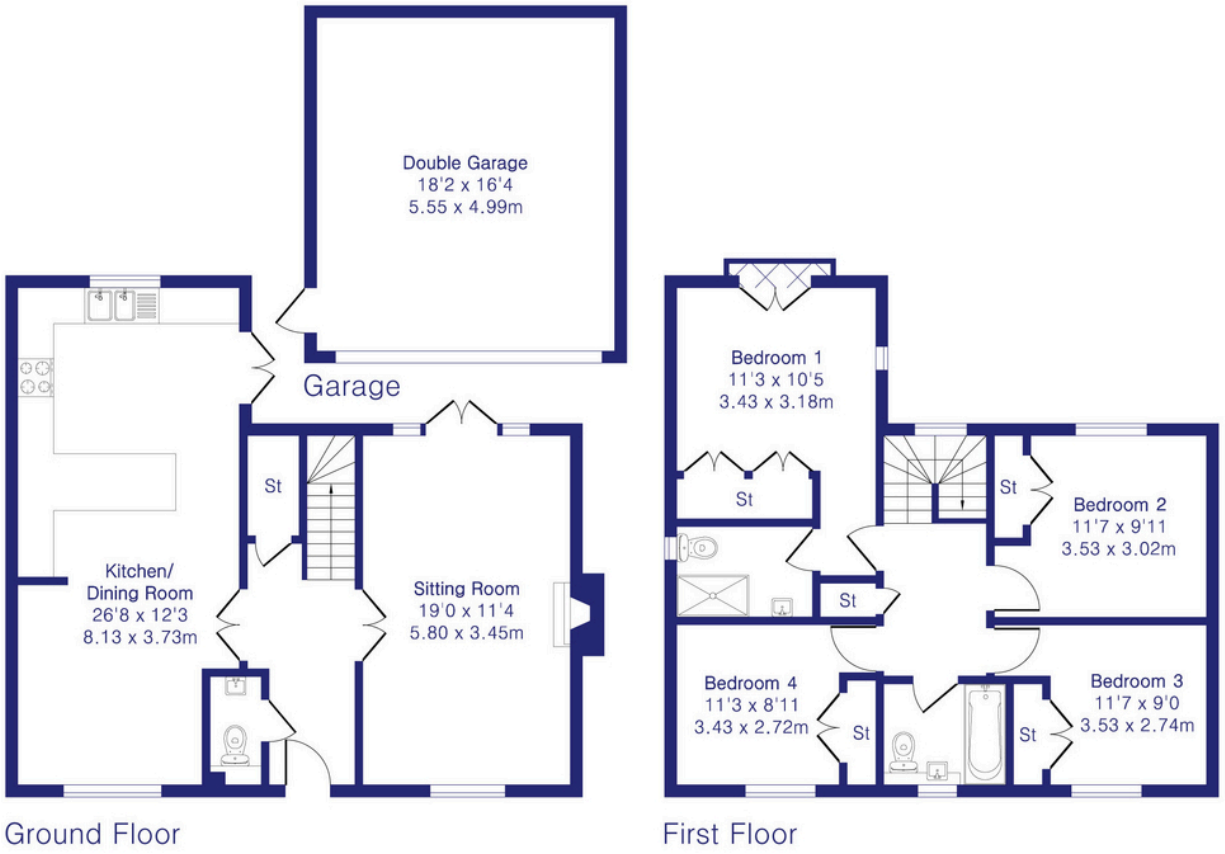
- Fabulous four bedroom detached house
- Super refitted kitchen/dining room
- Highly desirable area
- Corner plot
- Meticulously improved and updated
- Large dual aspect living room
- Four good bedrooms, master with en-suite
- Double garage and ample parking
- Convenient to Bicester North Station

## The Location

Ideally located in the highly popular Bure Park area of Bicester where there is a local parade of shops, a nursery, a primary school and a public house. Bicester North station is easily accessible. 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 1305 sq ft - 121 sq m
## (Excluding Garage)

Ground Floor Area 672 sq ft – 62 sq m
First Floor Area 633 sq ft – 59 sq m
Garage Area 296 sq ft – 27 sq m





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