



69 Willow Drive, Bicester, OX26 3XF

Guide Price £350,000 Freehold

THOMAS
MERRIFIELD
SALES LETTINGS



The Property

A well presented three bedroom detached home with parking for five cars and a detached garage situated in a quiet location close to the primary school and local shops.

The entrance porch leads into the sitting room with stairs to the first floor and the fitted kitchen dining beyond at the rear with patio doors to the garden. Upstairs are two double and a single bedroom along with a bathroom. Outside to the front and side is block paved parking for five cars and access along the side to the detached single garage whilst at the rear is a patio, lawn and flower beds.

The property is connected to mains electricity, gas, water and drainage. Broadband - according to Ofcom, Standard, Superfast and Ultrafast broadband are available (checker.ofcom.org.uk). Mobile – according to Ofcom there is good outdoor and variable in home coverage for EE and good outdoor coverage for 02, 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.

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. We have noted the presence of Artex but, as no survey has been carried out, we cannot comment in respect of asbestos potentially elsewhere.

Local Authority - Cherwell District Council C. EPC C.





Key Features

- Three Bedrooms
- Detached House
- Sitting Room
- Kitchen Dining Room
- Detached Garage
- Parking for Five Cars
- Enclosed Rear Garden
- Gas Central Heating to Radiators
- Close to Primary School and Shops

The Location

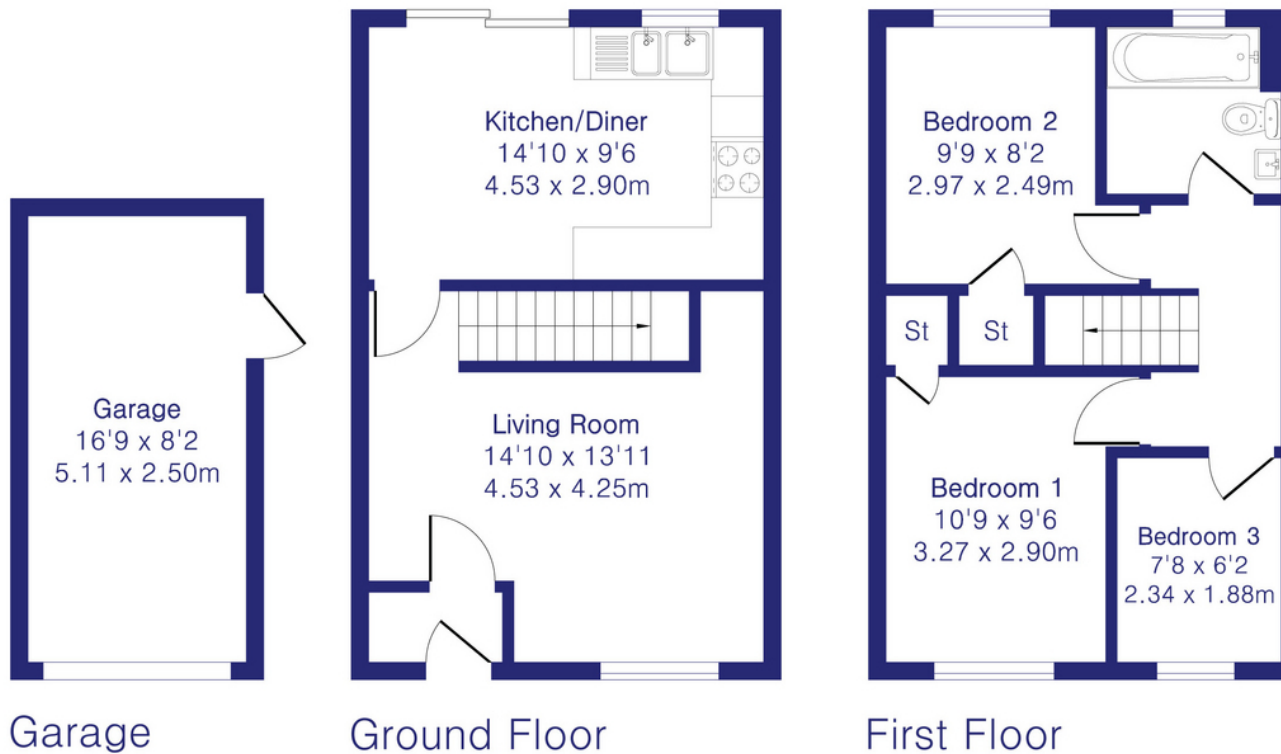
Local Shops 0.3m
 Southwold Primary School 0.2m
 Bicester Market Square 1.2m
 Bicester Village 1.4m
 Bicester Village Station (London Marylebone from approx. 57 mins, Oxford from approx. 16 mins) 1.4m
 Bicester North Station (London Marylebone from approx. 50 mins Birmingham New Street from approx. 1hr 17 mins) 0.7m
 Manorsfield Road Bus and Coach Station to Oxford, Buckingham, Milton Keynes and Cambridge 1.0m
 All times and distances are approximate.

Approximate Gross Internal Area 708 sq ft - 66 sq m (Excluding Garage)

Ground Floor Area 354 sq ft – 33 sq m

First Floor Area 354 sq ft – 33 sq m

Garage Area 138 sq ft – 13 sq m



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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