



9 Almond Road, Bicester, OX26 2HU

Guide Price £600,000 Freehold

THOMAS  
MERRIFIELD  
SALES LETTINGS



## The Property

A substantial four bedroom detached house with a large west facing garden located in a highly desirable and mature area. This extended and improved house provides excellent accommodation over two floors. You are welcomed by a generous entrance hall which leads to a large through living/dining room which is dual aspect and has a fireplace. The kitchen is well designed with lots of storage and good natural light. Additionally, on the ground floor there is a study, a cloakroom and an integral garage. The first floor offers four proper bedrooms with the master being particularly well proportioned and having a large ensuite. There is a smartly refitted family bathroom. To the front there is extensive block pavior parking. The rear garden is a particular feature of the property, being unusually private and attractively landscaped with a pond, raised beds and fruit trees.

### MATERIAL INFORMATION

An extended four bedroom detached house, originally constructed in the 1960's. Mains water, drainage, gas and electricity are connected. Heating; gas fired boiler to radiators. Broadband - Ofcom indicates all broadband speeds up to and including Ultrafast are available in this area. Mobile phone availability - Ofcom states that the likely availability is as follows: EE good outdoors and indoors, O2, Three and Vodafone good outdoors, variable indoors. Properties built pre-2000 may contain asbestos, either in certain materials used in their construction, or in certain materials used 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, as no survey has been carried out, we cannot comment in respect of asbestos potentially elsewhere.

Local Authority - Cherwell District Council - E. EPC - D



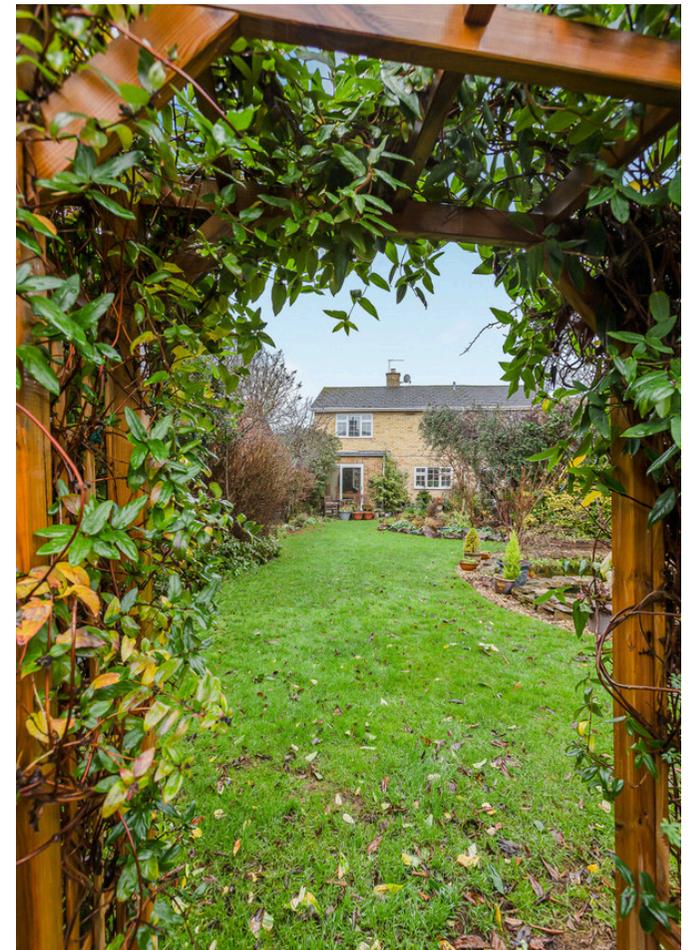


## Key Features

- A substantial four bedroom detached house
- Large west facing garden
- Mature and highly desirable area
- Extended and improved
- Excellent ground floor space
- Four proper bedrooms
- Large master bedroom with ensuite
- Excellent parking and integral garage
- Well located for Bicester North Station and town centre
- See our website for up-to-date material information.

## The Location

Enjoying an excellent location on a mature side road with very little traffic within easy striking distance of Bicester North Station and the town centre. Bicester is a thriving, historic market town with exceptional road and rail links. Both Junctions 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:

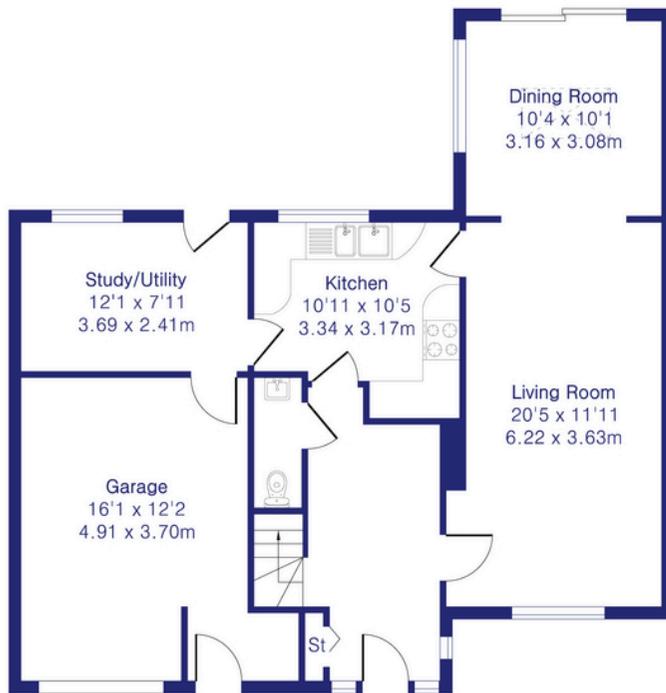
1. They are not authorised to make or give any representations or warranties in relation to the property either here or elsewhere, either on their own behalf or on behalf of their client or otherwise. They assume no responsibility for any statement that may be made in these particulars. These particulars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

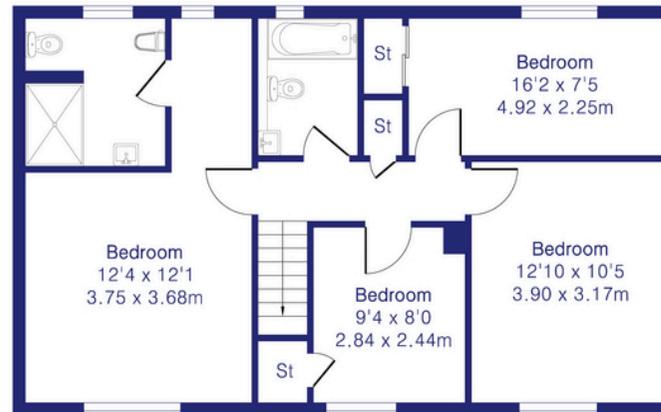
## Approximate Gross Internal Area 1596 sq ft - 148 sq m (Including Garage)

Ground Floor Area 898 sq ft – 83 sq m

First Floor Area 698 sq ft – 65 sq m



Ground Floor



First Floor

### Bicester Office

39 Market Square, Bicester  
Oxfordshire, OX26 6AG

T 01869 253 253

E [bicester@thomasmerrifield.co.uk](mailto:bicester@thomasmerrifield.co.uk)

W [thomasmerrifield.co.uk](http://thomasmerrifield.co.uk)

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