



26 Merlin Way, Bicester, OX26 6YG

Guide Price £550,000 Freehold

THOMAS  
MERRIFIELD  
SALES LETTINGS



## The Property

A beautifully presented and significantly improved four bedroom detached house. Beautifully positioned in the highly desirable original Langford area. This super property has been extensively improved with stylish refits to the kitchen, bathroom and ensuite. An entrance hall gives access to a light, bright living room with bay window to the front. A dining room has double doors to the back garden and the kitchen/breakfast room has been attractively refitted with a range of integrated appliances. There is a ground floor cloakroom and the garage has been partitioned to provide a utility and storage. All four bedrooms are well proportioned with the master bedroom having an ensuite. To the front the property has ample parking whilst the rear garden has been beautifully landscaped with the significant bonus of a bespoke garden room with additional storage.

### MATERIAL INFORMATION

A traditionally constructed four bedroom detached house, constructed around 30 years ago. Mains; electricity, gas, water and drainage are connected. Broadband - according to Ofcom - all broadband speeds up to and including Ultrafast are likely to be available. Likely predicted mobile phone - availability according to Ofcom; EE good outdoor and variable indoor, O2, Three and Vodafone good outdoor. 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.

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





## Key Features

- An excellent four bedroom detached house
- Beautifully presented and updated
- Refitted kitchen, bathroom and ensuite
- Two separate receptions
- Utility and cloakroom
- Four proper bedrooms
- Attractively landscaped garden
- Bespoke garden room
- Lovely end of close location
- Original Langford Village

## The Location

Clearly situated in a quiet cul-de-sac, with a lovely leafy outlook to the front. The original Langford area is highly desirable and has good amenities including; a well regarded primary school, a parade of shops and a local pub. 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.

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.

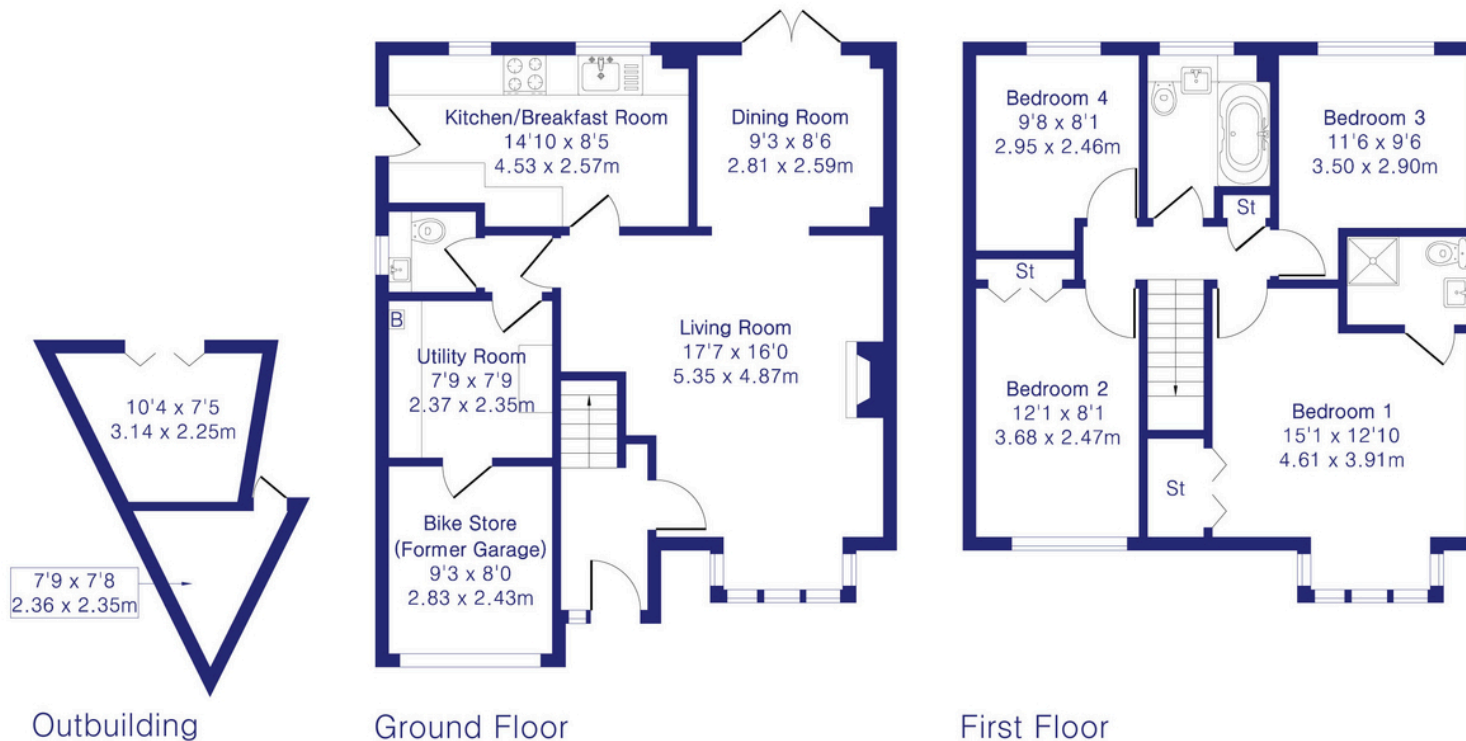
2. Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive. It should not be assumed that the property has all necessary planning, building regulation or other consents and Thomas Merrifield have not tested any services, equipment or facilities. Purchasers must satisfy themselves by inspection or otherwise.

## Approximate Gross Internal Area 1266 sq ft - 118 sq m (Including Garage & Excluding Outbuilding)

Ground Floor Area 665 sq ft – 62 sq m

First Floor Area 601 sq ft – 56 sq m

Outbuilding Area 90 sq ft – 8 sq m



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