



Mcguire Road

Heyford Park | Bicester || OX25 5DU





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Williams Properties are delighted to bring to the market this well presented three bedroom town house set in the Heyford Park development, Bicester. The property is spacious throughout and consists of an entrance hall, downstairs wc, kitchen/diner and office to the ground floor, living room, two bedrooms and bathroom to the first floor and master bedroom & en suite to the second floor. Outside there is an enclosed garden and two allocated parking spaces. Viewing is highly recommended on this lovely home.

Offers in excess of £400,000

## Bicester

Bicester has two railway stations - Bicester North offers a great commuter service to London Marylebone in around 45 minutes and you can reach Birmingham in 1 hour. Bicester Village Station provides further routes to Oxford & London Paddington. The M40 is within easy reach at J9 or J10 and offers access to London, M25, Oxford and Birmingham. The A41, A43 and A34 are all within easy reach. Bicester Village is a dream destination for designer shopping with over 100 luxury boutiques all on your doorstep and is a few minutes drive or a five minute walk from the town centre.

## Council Tax

Band E

## Local Authority

Buckinghamshire Council

## Services

All main services available

## Entrance Hall

Enter through the front door into the entrance hall consisting of stairs rising to the first floor and doors to the downstairs wc, office and kitchen/diner.

## Office

Office consists of a window, carpet laid to floor, wall mounted radiator and light pendant to ceiling. Space for a range of furniture.







- Semi - Detached Town House
- Allocated Parking
- Close To Schools
- En Suite & Downstairs WC
- Three Bedrooms
- Village Location
- Office
- Large Kitchen / Diner

#### **WC**

WC comprises a pedestal hand wash basin, low level wc, wall mounted radiator and wood effect flooring.

#### **Kitchen / Diner**

Kitchen/diner consists of a range of glossed wall and base mounted units with square edge worktops, inset stainless steel sink bowl unit with mixer tap and window over, inset gas hob, oven, extractor fan and splashback. Integrated fridge/freezer, dishwasher and washing machine. French doors lead out to the rear garden. Wood effect flooring, recess spotlights and light pendant to ceiling, storage cupboard and space for a large dining table set.

#### **First Floor**

Doors to the living room, bathroom and a bedroom. Stairs rise to the second floor.

#### **Living Room**

Living room consists of carpet laid to floor, light pendant to ceiling, wall mounted radiator and doors to Juliet balcony. Space for a sofa suite and other living room furniture.

#### **Bedroom**

Bedroom consists of dual aspect windows, carpet laid to floor, light pendant to ceiling and wall mounted radiator. Space for a double bed and other bedroom furniture.



The Heyford development boasts local amenities, such as Sainsbury's local, a hotel & bar and a bus route into Bicester. Local schools include - Heyford Park School, Dr Radcliffe's CofE Primary School & Fritwell CofE Primary School



**Bathroom**

Bathroom comprises a low level wc, pedestal hand wash basin and a panelled bathtub with shower attachment and tiling to splash sensitive areas. Tile effect flooring and wall mounted radiator.

**Second Floor**

Doors to the master bedroom and a further bedroom. Access to the loft space.

**Bedroom**

Bedroom consists of dual aspect windows, carpet laid to floor, light pendant to ceiling and wall mounted radiator. Space for a double bed and other bedroom furniture.

**Master Bedroom**

Master bedroom consists of dual aspect windows, carpet laid to floor, light pendant to ceiling and wall mounted radiator. Space for a king size bed and other bedroom furniture. Door to the en suite.

**En-Suite**

En-suite comprises a low level wc, pedestal hand wash basin and an enclosed shower cubicle with tiling to splash sensitive areas. Tile effect flooring and wall mounted radiator.

**Rear Garden**

Enclosed rear garden with a paved patio area, grass laid to the remainder, garden shed and side access.

**Parking**

Two allocated parking spaces.

**Buyer Notes**

In line with current AML legislation, all prospective buyers will be asked to provide identification documentation and we would ask for your co-operation in order that there will be no delay in agreeing the sale.

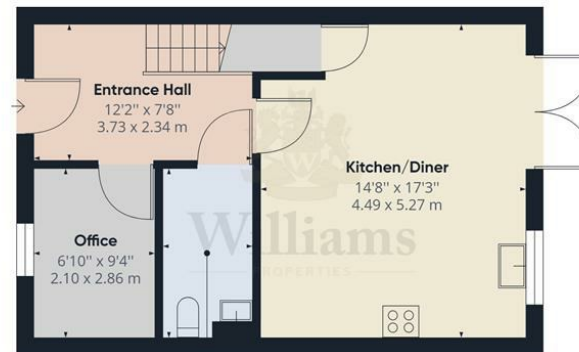
Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions			
(0-10) A			
(11-20) B			
(21-30) C			
(31-40) D			
(41-50) E			
(51-60) F			
(61-70) G			
Not environmentally friendly - higher CO <sub>2</sub> emissions			
England & Wales		EU Directive 2002/91/EC	

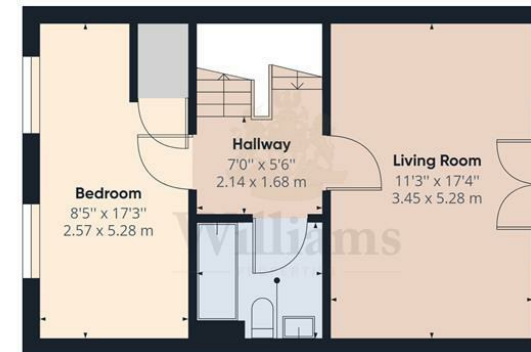




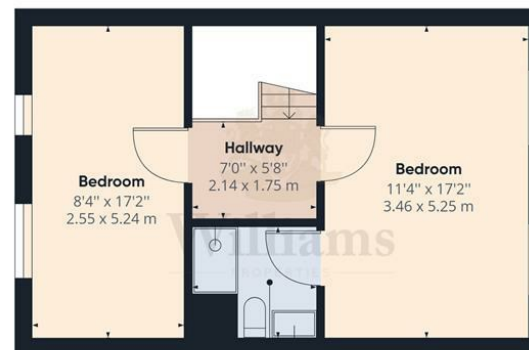
Williams



Floor 0



Floor 1



Floor 2



Approximate total area<sup>(1)</sup>

1360.28 ft<sup>2</sup>  
126.37 m<sup>2</sup>

(1) Excluding balconies and terraces

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

GIRAFFE360



**Williams Properties**  
8-10 Temple Street  
Aylesbury  
Buckinghamshire HP20 2RQ

**Email:** aylesbury@williams.properties  
**Web:** www.williams.properties  
**Tel:** 01296 435600

For clarification, we wish to inform perspective purchasers that we have prepared these sales particulars as a general guide. We have not carried out a detailed survey, nor tested the services, appliances and specific fittings. Room sizes are approximate and rounded; they are taken between internal wall surface and therefore include cupboards/shelves, etc. Accordingly, they should not be relied upon for carpets and furnishings. Formal notice is also given that all fixtures and fittings, carpets, curtains/blinds and kitchen equipment, whether fitted or not are deemed removable by the vendor unless specifically itemised within these particulars.