



Set on a wrap around plot in the highly desirable village of Upper Heyford, this very well presented 3 bedroom detached bungalow boasts flexible accommodation which includes the added benefit of a conservatory off the Kitchen.

Entering this link detached bungalow via the raised steps to the front of the property a larger than average hallway leads you to the 23 foot lounge, Kitchen/Dining room and Utility room.

The Utility room has a range of high and low level units with space for a washing machine & tumble dryer.

The kitchen is a spacious room with plenty of low level units and work surface space, a freestanding double Mercury oven, integrated dishwasher and large farmhouse kitchen sink complete this versatile space. The conservatory is a brilliant addition to this area offering room for a dining table and chairs but that could also be used as a beautiful sun room.

The dual aspect Living room, is the perfect bright family room with wood burner, and wooden flooring adding a sense of character to this versatile room.

The inner hallway off the lounge gives access to 2 double bedrooms, 1 single bedroom & the family bathroom.

The family bathroom benefits from a separate bath, shower cubicle, WC & Hand basin

Outside:

To the front of the property, the driveway is large enough for 2/3 vehicles leading to the bin storage, the raised garden benefitting from a fire pit area with seating and the raised steps leading to the front door.

The gardens wraps around three sides of the property making it the ideal space for entertaining, with purpose built bar area, faux grass, decking and complete privacy.

The amenities at Heyford Park, include Heyford Park Free School which opened in 2013. A selection of sporting facilities, a neighbourhood centre with retail outlets and a village pub and hotel offering brilliant food.

Britain's number one shopping destination, Bicester Village, is less than 6 miles' drive away from Heyford Park. Bicester town centre offers a variety of independent and chain retail and hospitality outlets, along with a 7-screen cinema and multi storey car park.

Situated 16 miles north of Oxford, 6 miles northwest of Bicester, 16 miles southeast of Banbury and 3.5 miles to the southwest of Junction 10 of the M40, Heyford Park provides unrivalled access to great commuter links.





The property comprises of :

Inside - Kitchen, Utility room, Living room, Bathroom, 3
Bedrooms, Conservatory

Outside - Garage, Parking, Store room, Front/Rear/Side gardens

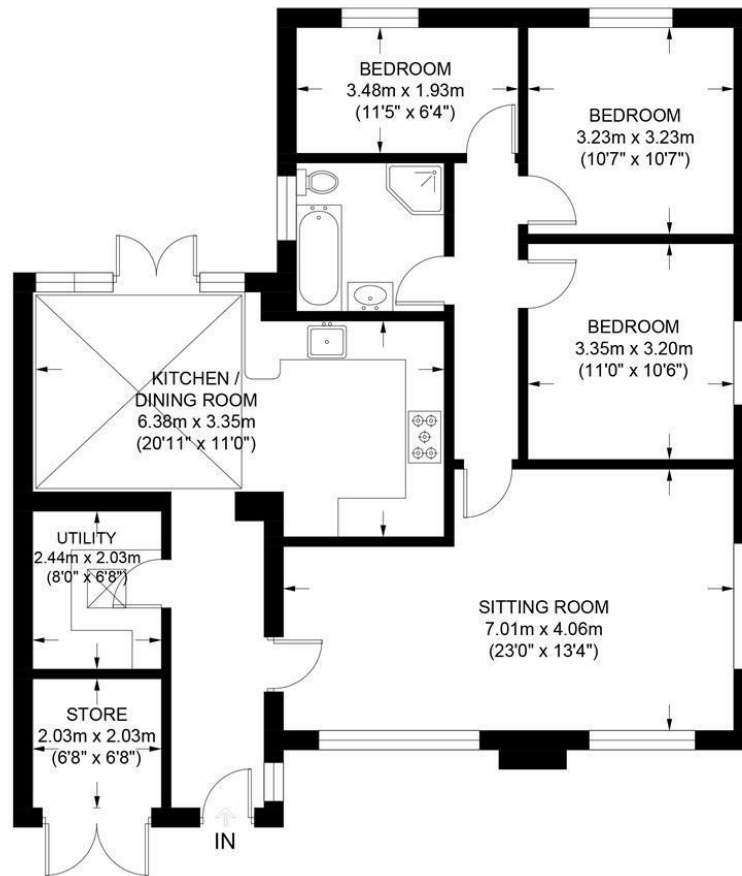
EPC Rating: D

Council Tax Band: D

Gas Central Heating







APPROX. GROSS INTERNAL FLOOR AREA 1,151 SQ FT / 106.9 SQ M
PEPPERCORNS

All measurements of walls, doors, windows and fitting and appliances, including their size and location, are shown as standard sizes and therefore cannot be regarded as a representation by the seller.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) 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 ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO ₂ emissions			
England & Wales		EU Directive 2002/91/EC	



