



An attractively presented three bedroom semi detached house with garage and ensuite in a secluded position. Located on the New Langford development within easy reach of Bicester Village Station.

21 Goldfinch Close  
Bicester, Oxfordshire OX26 6EN

# 21 Goldfinch Close

## Bicester, Oxfordshire OX26 6EN

---

An attractively presented three bedroom semi detached house with garage and ensuite in a secluded position. Located on the New Langford development within easy reach of Bicester Village Station. This attractively presented house has many appealing features including a ground floor cloakroom, living room with double doors opening onto the south east facing garden and the kitchen/breakfast room. On the first floor there are three bedrooms (the master bedroom being ensuite). Outside as well as the garage, there are two parking spaces and a larger than average garden. Viewing highly recommended.

### SITUATION

Situated in the highly popular New Langford Development which is within 500 yards of Bicester Village Station. Bicester Village Station has services direct to London Marylebone in around 45 minutes and also into Central Oxford within 15 minutes. Bicester is a thriving and historic market town with an excellent range of social recreational and shopping opportunities. Both Junctions 9 and 10 of the M40 are accessible.

### AGENTS NOTES

All main services are connected. Gas fired central heating to radiators. Local Authority: Cherwell District Council; Band C. EPC Rating: C Viewings Strictly by appointment via Thomas Merrifield Bicester +44 (0) 1869 253253



### DIRECTIONS

Leaving Bicester via the London Road, proceed for several hundred yards turning left at the roundabout onto Mallards Way At the staggered crossroads continue directly over and take the turning on your right into Goldfinch Close.



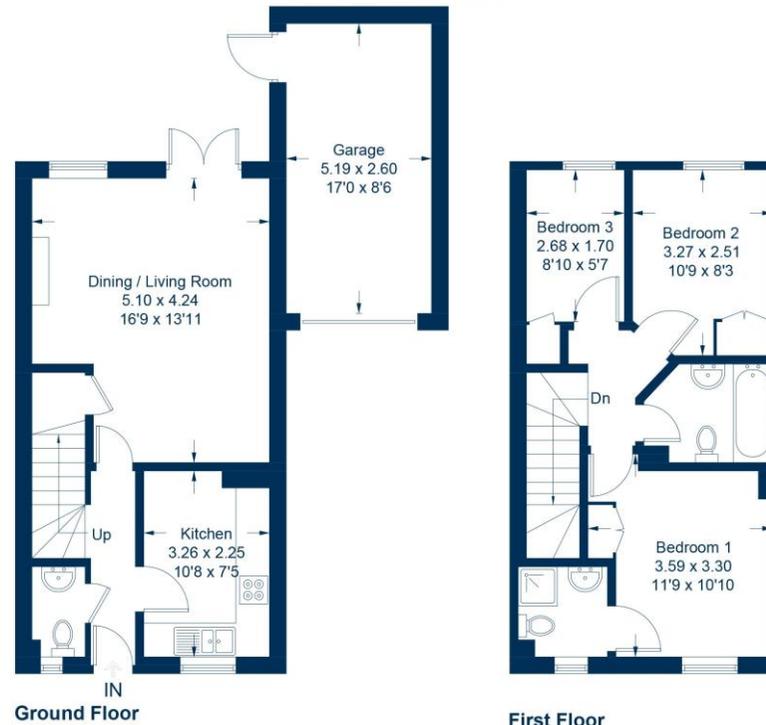


- **Attractively presented 3 bedroom semi detached**
- **Secluded location**
- **Living room with double doors to rear garden**
- **Ground floor cloakroom**
- **En suite to main bedroom**
- **Garage and parking**
- **Pleasant gardens**
- **Easy walking distance of Bicester Village Station**

**Guide Price £325,000 Freehold**



Approximate Gross Internal Area  
 Ground Floor = 36.4 sq m / 392 sq ft  
 First Floor = 38.3 sq m / 412 sq ft  
 Garage = 13.5 sq m / 145 sq ft  
 Total = 88.2 sq m / 949 sq ft



**Ground Floor** **First Floor**

This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them.

© CJ Property Marketing Ltd



## Contact:

39 Market Square, Bicester, Oxon, OX26 6AG  
 Tel: +44 (0)1869 253253  
 E-mail: - bicester@thomasmerrifield.co.uk

### Important Notice

- Thomas Merrifield for themselves and their clients give notice that:-
1. They are not authorised to make or give representation or warranty in relation to this property, either on their own behalf or on behalf of the Seller. They assume no responsibility for any statement made in these particulars. These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact.
  2. Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement.
  3. All areas, measurements or distances are approximate. The particulars are intended for guidance only and are not necessarily comprehensive. A wide angle lens may have been used in photography. Thomas Merrifield have not tested appliances or services and it should not be assumed that the property has all necessary planning, building regulation and other consents. Buyers must satisfy themselves with the property by inspection or otherwise.
  4. Reference to any mechanical or electrical equipment does not constitute a representation that such equipment is capable of fulfilling its function and prospective Buyers must make their own enquiries.
  5. They have no responsibility for any expenses or costs incurred by prospective Buyers in inspecting properties which have been sold, let or withdrawn. Applicants are advised to contact the Agent to check availability and any other information of particular importance to them, prior to inspecting the property, particularly if travelling some distance.