

# HUNTERS<sup>®</sup>

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## Crossgates, Merton Road

Ambrosden, Bicester, OX25 2LZ

£375,000 Freehold



Council Tax: D





# 3 Crossgates, Merton Road

Ambrosden, Bicester, OX25 2LZ

£375,000



- 3 bedroom detached house
- No onward chain
- In need of updating throughout
- Replaced Worcester gas combi boiler
- Detached garage
- Driveway parking for 3 cars
- Scope for extension
- Good size front and rear gardens



Offered to the market with no onward chain, this well proportioned 3 bedroom detached home has been in the ownership of the same family for over 40 years. The house is presented in good order although it is in need of upgrading throughout.

The Worcester gas combi boiler has been replaced and regularly serviced and the property is double glazed. The detached garage is set back on the plot with driveway parking for 3 vehicles.

The accommodation comprises of a hall, cloakroom, original kitchen, separate dining room, dual aspect living room with fireplace and patio doors to the rear garden and lean-to greenhouse. On the first floor the large bedroom 1 contains two sets of built-in wardrobes and there are two further bedrooms plus a family bathroom.

Outside the tarmac drive for three cars leads to a detached garage and gated access to the good size rear garden. The front garden is laid to lawn.

The property affords scope for extension subject to planning and local amenities include a regular bus service to Oxford, two shops, a post office, pub, church and primary school. There are nearby train stations in Bicester and Aylesbury, serving London and Birmingham. Junction 9 of the M40 is within a 20 minute drive.

Tel: 01869 321999







Road Map



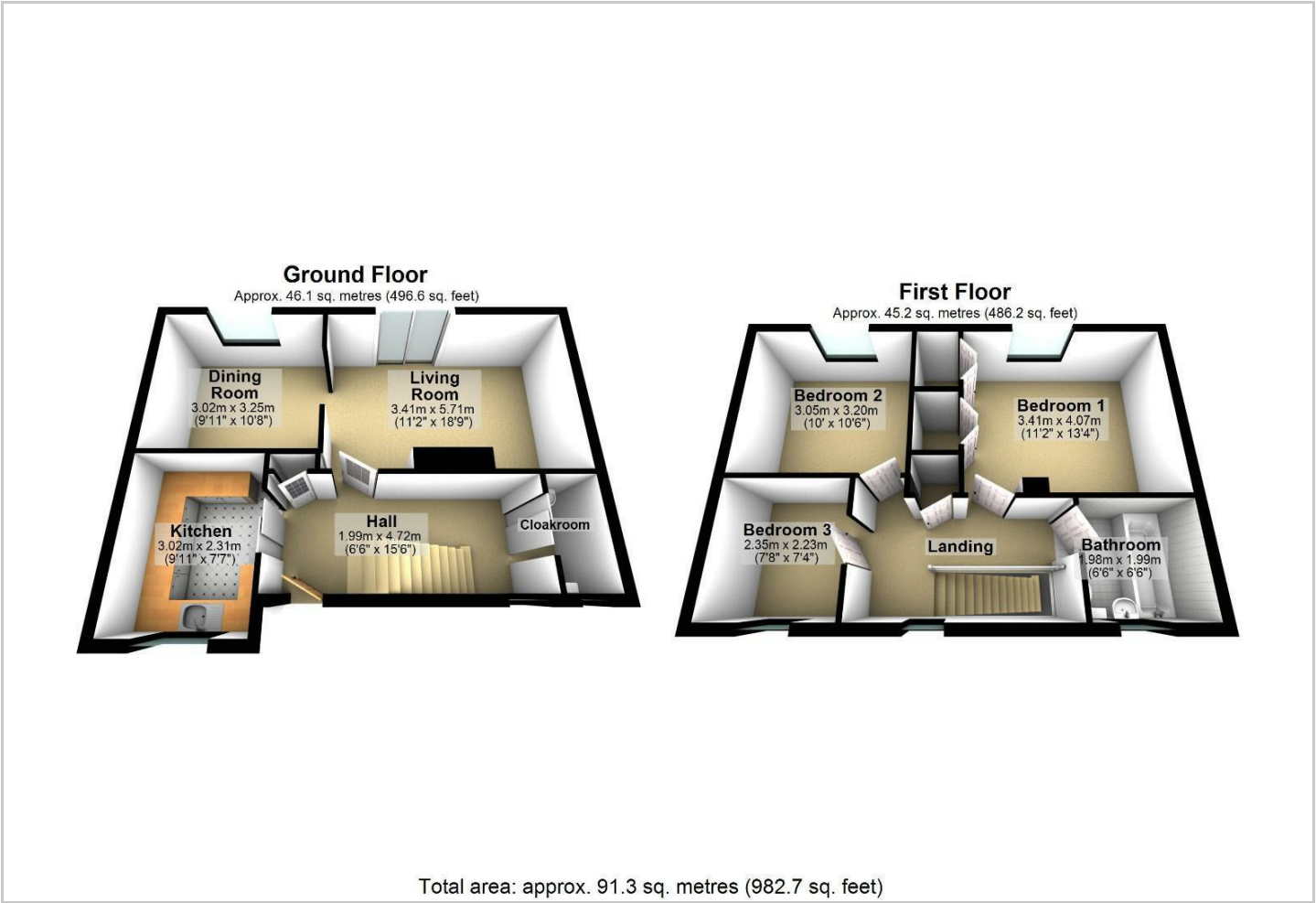
Hybrid Map



Terrain Map



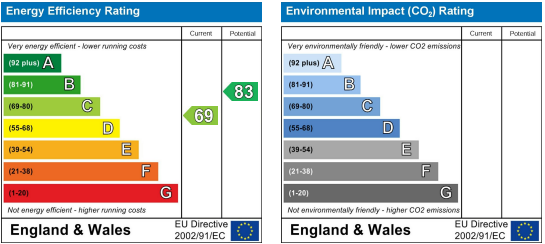
Floor Plan



Viewing

Please contact our Hunters Bicester Office on 01869 321999 if you wish to arrange a viewing appointment for this property or require further information.

Energy Efficiency Graph



These particulars are intended to give a fair and reliable description of the property but no responsibility for any inaccuracy or error can be accepted and do not constitute an offer or contract. We have not tested any services or appliances (including central heating if fitted) referred to in these particulars and the purchasers are advised to satisfy themselves as to the working order and condition. If a property is unoccupied at any time there may be reconnection charges for any switched off/disconnected or drained services or appliances - All measurements are approximate. **THINKING OF SELLING?** If you are thinking of selling your home or just curious to discover the value of your property, Hunters would be pleased to provide free, no obligation sales and marketing advice. Even if your home is outside the area covered by our local offices we can arrange a Market Appraisal through our national network of Hunters estate agents.