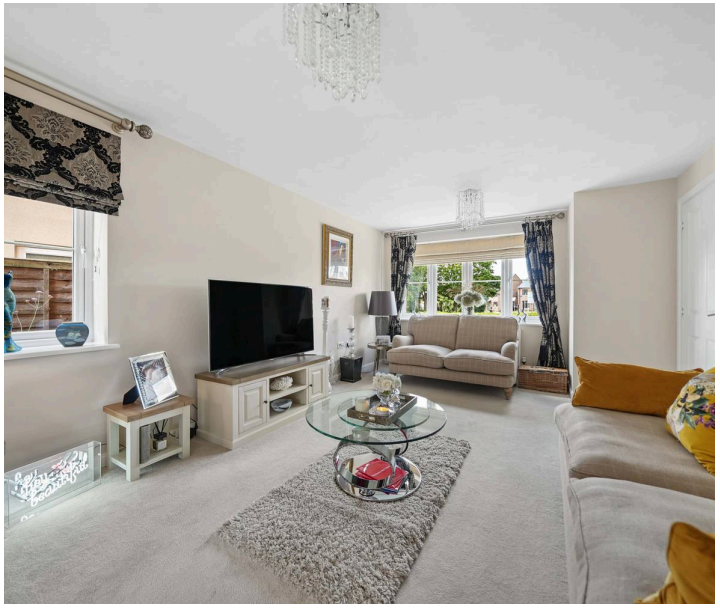


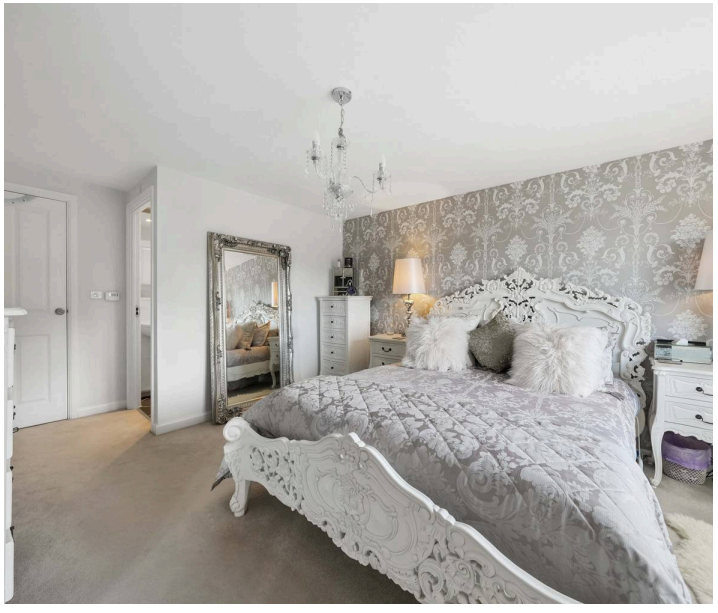
7 Izzard Road, Upper Heyford

Guide Price **£575,000**

Simpsons







7 Izzard Road

Upper Heyford, Bicester

An immaculate, spacious four double bedroom home located on the Heyford Park Development, with a double garage. Situated within a short walk of nearby school, parks, restaurants and shops.
Council Tax band: E

Tenure: Freehold

EPC Energy Efficiency Rating: B

EPC Environmental Impact Rating: B

- Well positioned for commuters, with Heyford railway station in Lower Heyford approximately 3 miles away, providing services towards Oxford and Banbury. Bicester Train Stations roughly 7 miles away.
- Stylish open-plan kitchen across the rear of the home, enhanced by solid oak herringbone flooring and direct access onto the garden, creating a sociable and practical space for cooking & entertaining.
- The kitchen/diner spans the entire rear of the property with French doors onto the south facing garden.
- Double garage and parking for two vehicles off street, located to the rear of the property.
- An estate charge of £265 per year.

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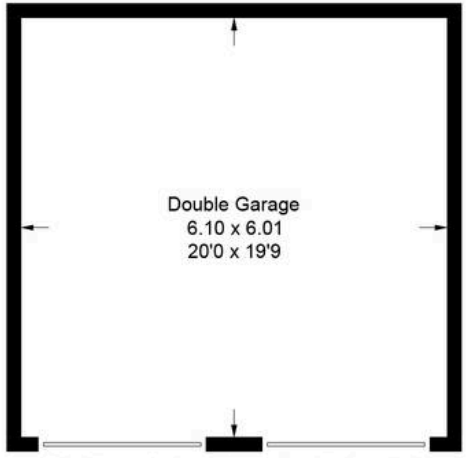




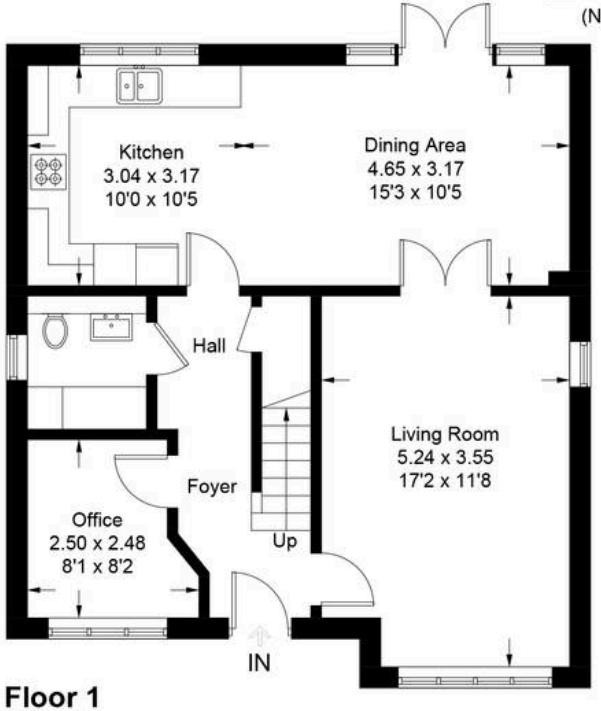


Izzard Road - Upper Heyford

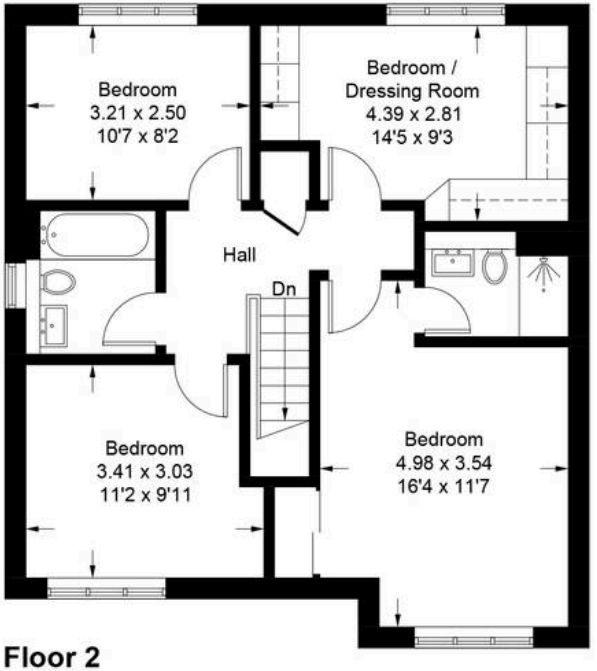
Approximate Gross Internal Area = 125 sq m / 1345 sq ft
Garage = 36.6 sq m / 394 sq ft
Total = 161.6 sq m / 1739 sq ft



(Not Shown In Actual Location / Orientation)



Floor 1



Floor 2

Illustration for identification purposes only, measurements are approximate, not to scale. Fourlabs.co © (ID1326361)



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