

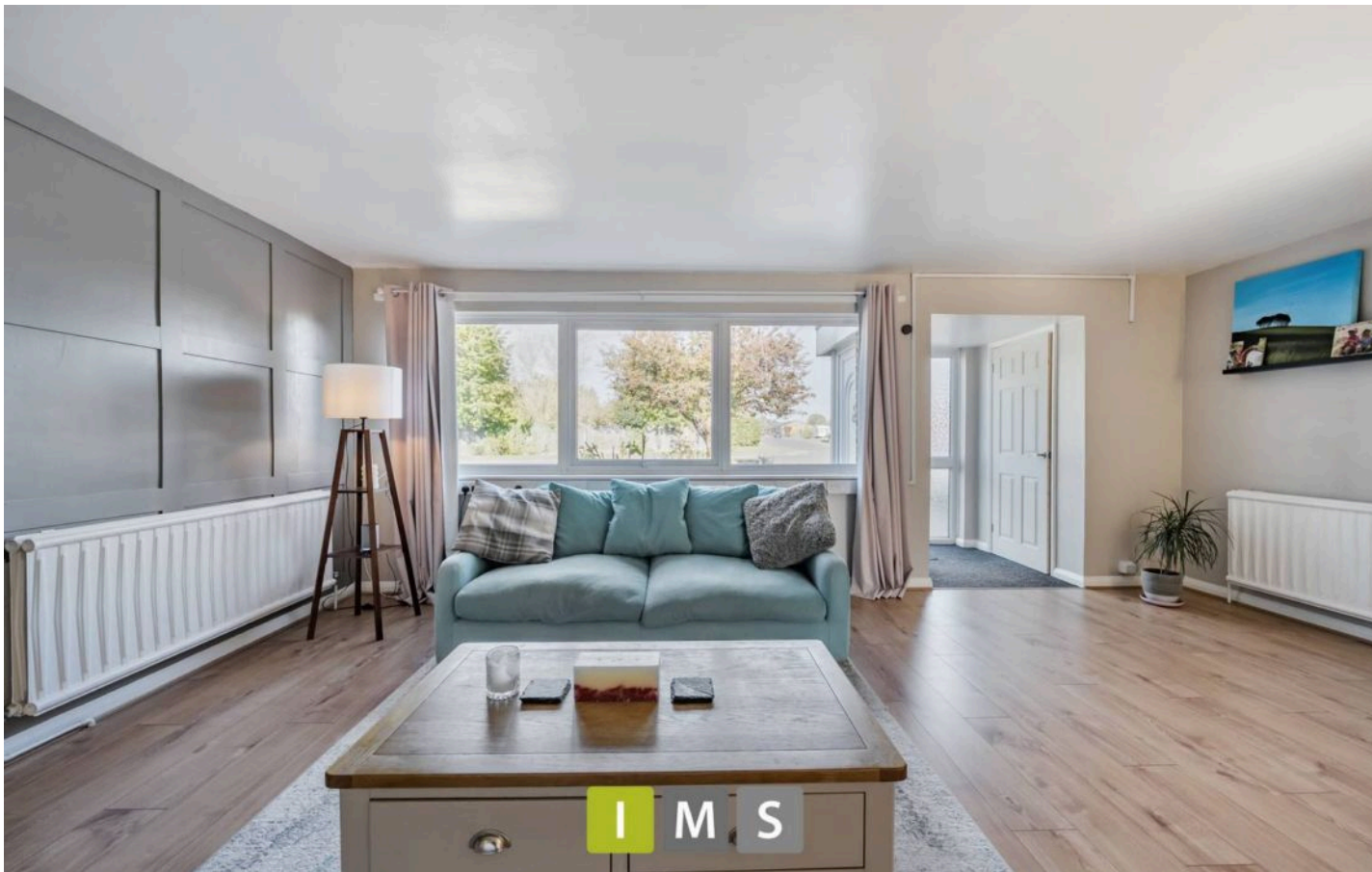


22 Byron Way, Bicester

Bicester



Fixed Price £450,000



22 Byron Way

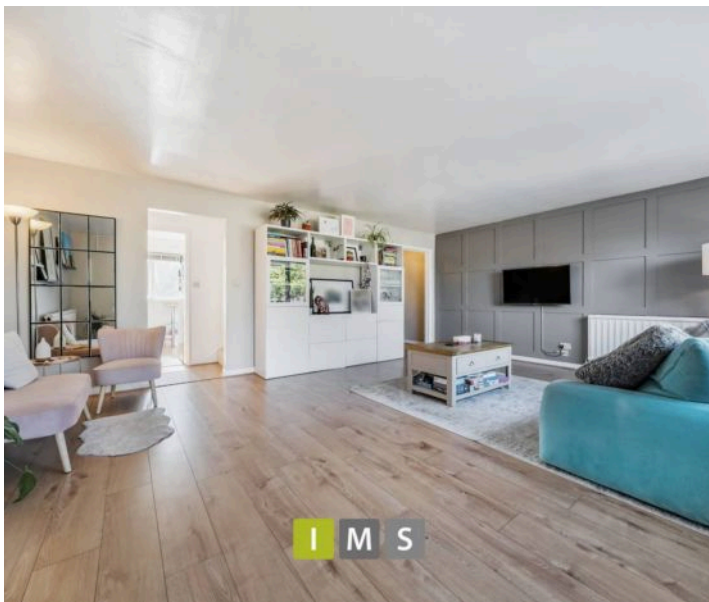
Bicester, Bicester

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Ideally located in the highly sought-after **Kings Meadow development** in Bicester, this beautifully presented **three-bedroom link-detached home** is perfect for families seeking space, comfort, and a welcoming community atmosphere.

From the moment you step inside, you'll appreciate the thoughtful layout and stylish finish throughout. The entrance porch offers a convenient **storage cupboard**, ideal for coats and shoes, leading into a **bright and spacious lounge**. Featuring **laminate flooring**, **neutral décor**, and a **contemporary panelled feature wall**, this inviting living area provides the perfect space to relax and unwind.

To the rear, the **open-plan kitchen/diner** is both modern and practical, fitted with sleek **grey cabinetry**, ample workspace, and complemented by soft neutral tones. It's a wonderful hub for family meals or entertaining guests. The ground floor also benefits from a **convenient WC**, adding to the practicality of the home.



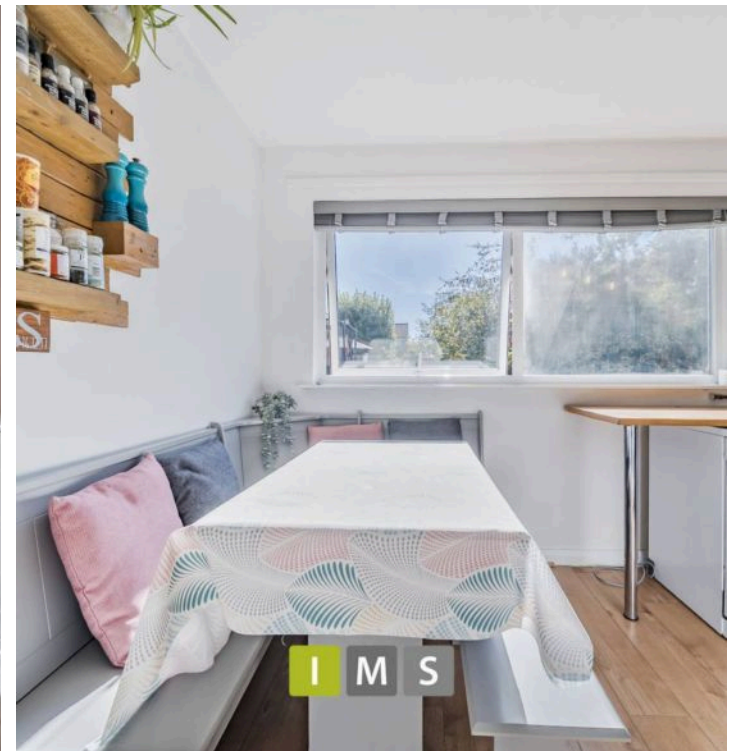
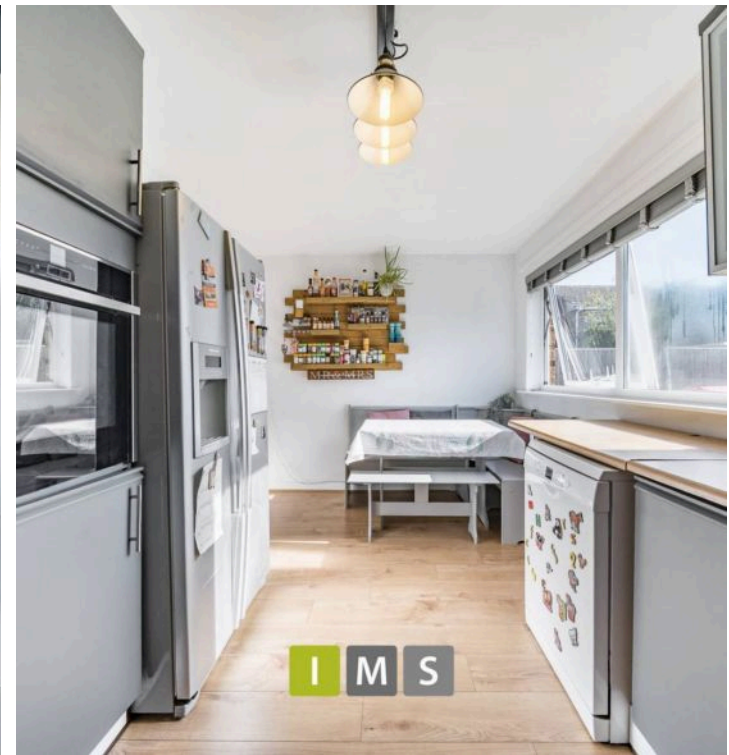
22 Byron Way

Bicester, Bicester

Upstairs, the property offers **two well-proportioned double bedrooms**, a comfortable single bedroom, and a **stylishly appointed family bathroom** complete with an overhead shower and contemporary finishes.

Externally, the property features an **integrated single garage** and a generously sized, **private rear garden** – perfect for children to play or for enjoying outdoor dining in the warmer months.

This home offers a fantastic opportunity to settle in a popular residential area with excellent local amenities, schools, and transport links nearby.



22 Byron Way

Bicester, Bicester

Key Information:

Price - £450,000

EPC grade: D

Council tax band: C

Central heating: Gas

Parking: Driveway & Garage

Utilities: Gas, electricity, water and drainage

Construction: Standard

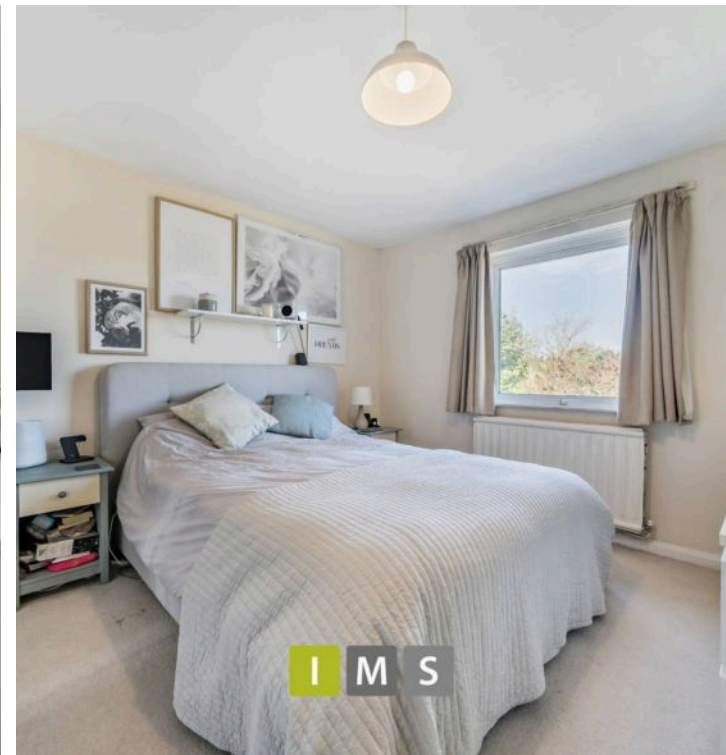
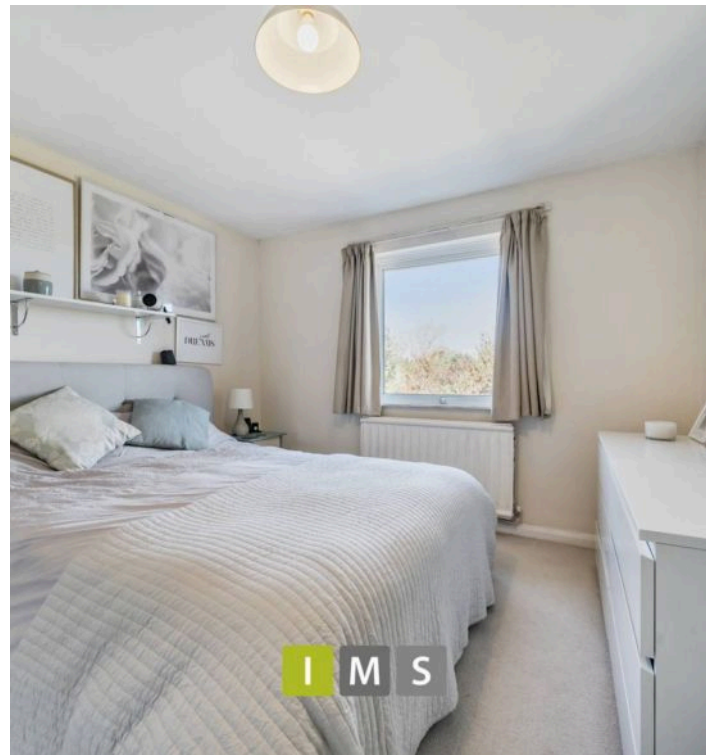
Estimated broadband speeds: Standard 12mpbs /

Superfast 65mpbs/ Ultrafast 1000mpbs

Mobile signal: check

<https://checker.ofcom.org.uk/en-gb/mobile-coverage>

Flood risk: Surface water Very low



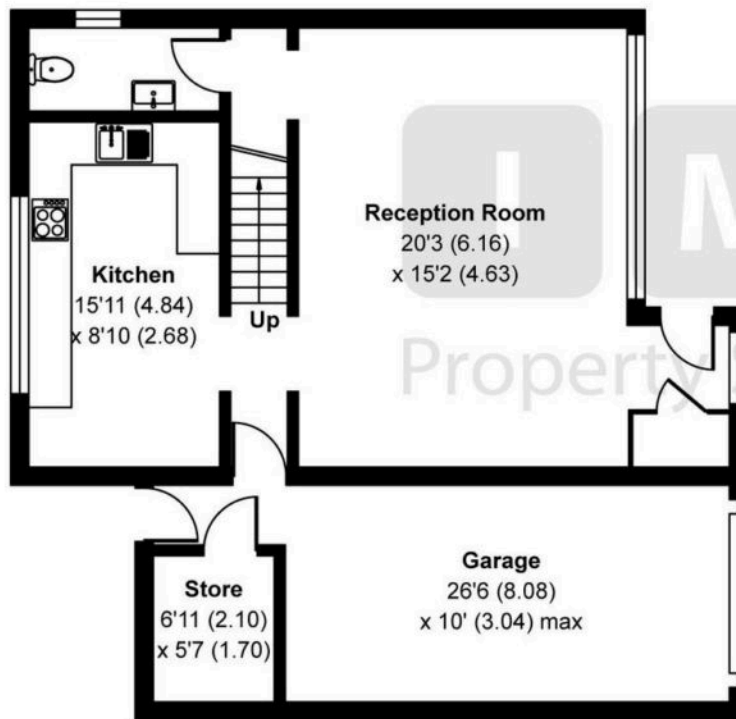
Byron Way, Bicester, OX26

Approximate Area = 1143 sq ft / 106.1 sq m

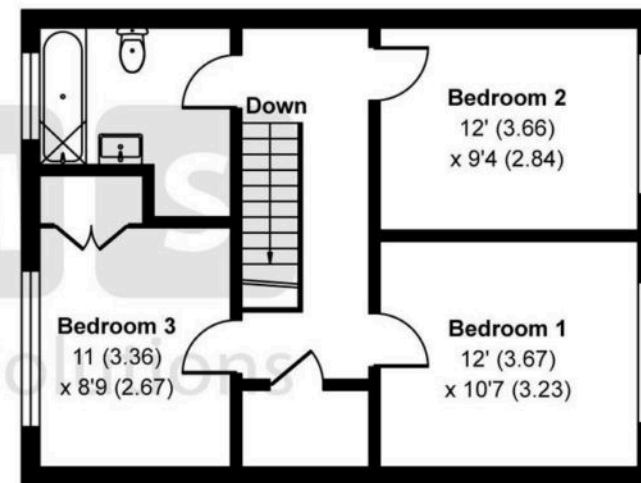
Garage = 264 sq ft / 24.5 sq m

Total = 1407 sq ft / 130.6 sq m

For identification only - Not to scale



GROUND FLOOR



FIRST FLOOR





IMS Property Group

I M S Property Group, 18 Kings End - OX26 2AA

01869 248339

sales@imspropertygroup.co.uk

imspropertygroup.co.uk