



Quadrant Estate Agents

£600,000



# 17, Rectory Close

Wendlebury, OX25 2PG

Excellent presented 4 double bedroom family home set in a quiet village location, boasting Large rear garden with rare degree of privacy & generous accommodation to include: Kitchen/breakfast room, Living room, Large extra reception, Garage conversion provide additional room, Master with Ensuite, Family bathroom & Downstairs WC.

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## ACCOMMODATION

- 4 bedrooms
- kitchen/breakfast room
- living room
- large reception room to rear
- garage conversion to provide additional room
- cloakroom
- master with ensuite
- 4 piece family bathroom
- large rear garden
- parking to front



Approximate Gross Internal Area 1984 sq ft – 184 sq m  
 Ground Floor Area 1166 sq ft – 108 sq m  
 First Floor Area 698 sq ft – 65 sq m  
 Outbuilding Area 120 sq ft – 11 sq m



Although Pink Plan Ltd ensures the highest level of accuracy, measurements of doors, windows and rooms are approximate and no responsibility is taken for error, omission or misstatement. These plans are for representation purposes only as defined by RICS code of measuring practice. No guarantee is given on total square footage of the property within this plan. The figure icon is for initial guidance only and should not be relied on as a basis of valuation.



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IMPORTANT: we would like to inform prospective purchasers that these sales particulars have been prepared as a general guide only. A detailed survey has not been carried out, nor the services, appliances and fittings tested. Room sizes should not be relied upon for furnishing purposes and are approximate. If floor plans are included, they are for guidance only and illustration purposes only and may not be to scale. If there are any important matters likely to affect your decision to buy, please contact us before viewing the property.