



Quadrant Estate Agents

£525,000

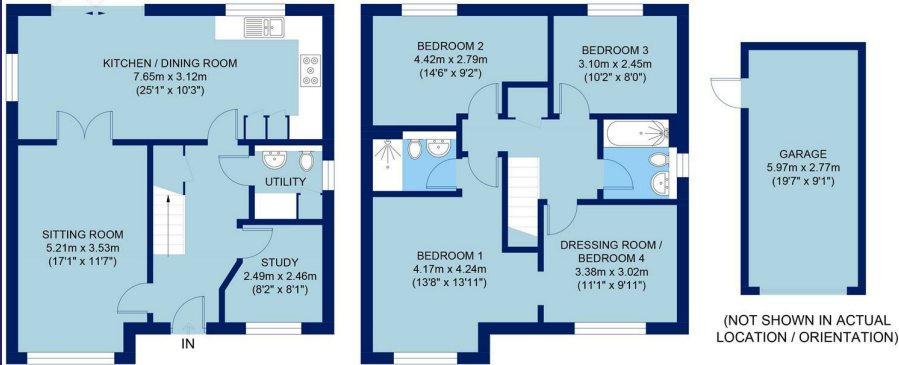


## 36, Dacey Drive

Upper Heyford, OX25 5AA

A superbly presented Four bedroom detached family home located on the highly desirable Heyford Park development presented in excellent order both internally & externally and a must see in order to fully appreciate the high standard of finish. The property briefly comprises; entrance hallway, study, cloakroom / utility room, sitting room, spacious kitchen with a range of integrated appliances / dining room with patio doors leading out onto a private rear garden. On the first floor there are four good size bedrooms ( bedroom 4 currently being used as dressing room off Master ) ensuite to master, family bathroom. Outside there is a delightful landscaped front garden, driveway for 2/3 cars with a single garage and gated side access leading through to a professionally landscaped, enclosed private rear garden. An early appointment to view comes very highly recommended.

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GROUND FLOOR GROSS INTERNAL FLOOR AREA 661 SQ FT

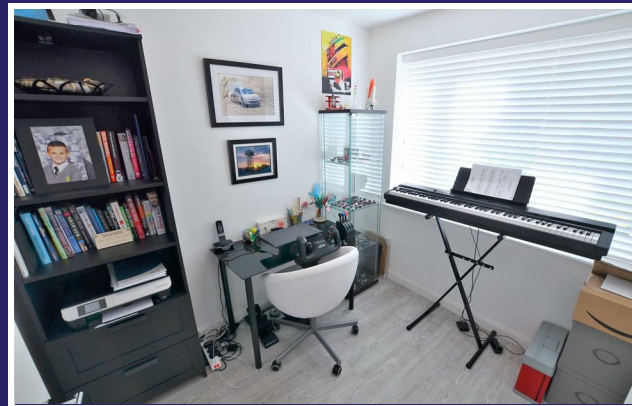
FIRST FLOOR GROSS INTERNAL FLOOR AREA 655 SQ FT

APPROX. GROSS INTERNAL FLOOR AREA 1316 SQ FT / 122.3 SQ M  
 GARAGE 176 SQ FT / 16.4 SQ M  
 TOTAL 1492 SQ FT / 138.7 SQ M  
 36 DACEY DRIVE

All measurements of walls, doors, windows and fitting and appliances, including their size and location, are shown as standard sizes and therefore cannot be regarded as a representation by the seller.

## ACCOMMODATION

- Superbly Presented Executive Home
- Highly Desirable Heyford Park
- Four Bedrooms (Bedroom 4 currently used as Dressing Room)
- Gas To Radiator Heating
- Study
- Living Room
- Kitchen / Diner
- Master Bedroom with Ensuite
- Landscaped Front & Rear Gardens
- Garage with Driveway Parking for 2/3 Vehicles



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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.