



Quadrant Estate Agents

£500,000



## 86, Fair Close

Bicester, OX26 4YR

A deceptively spacious extended 4/5 bedroom detached family home situated in a Cul-De-Sac location within close proximity of Bicester North Railway Station, Cooper School, Glory Farm School and Bardwell School Catchment, presented in our opinion in very good order both internally & externally. The property briefly comprises; entrance porch leading through to an entrance hall, cloakroom, lounge, kitchen, breakfast room leading through to conservatory, converted garage providing additional reception room/bedroom 5. On the first floor there are 4 good size bedrooms with dressing area and en-suite to master bedroom. Outside there is a block paved driveway with garden to the side, gated side access leading through to an enclosed private rear garden with paved patio area and Pagoda. There is also an additional very useful storage area running along one side of the property. An early appointment to view comes very highly recommended.

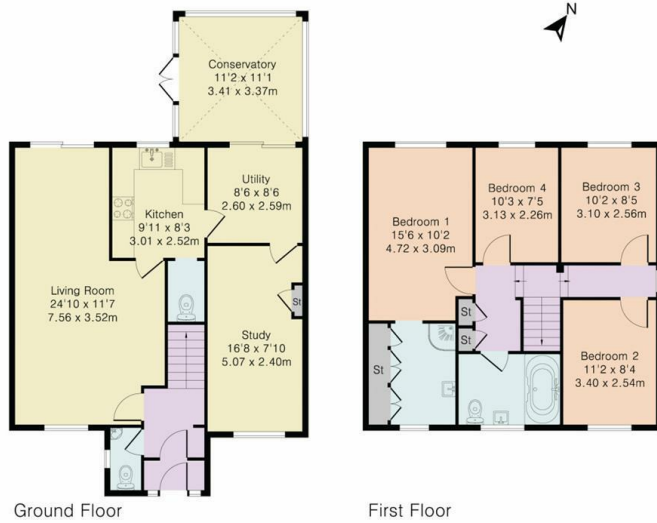
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## ACCOMMODATION

- 4/5 Bedroom Extended Detached Family Home
- Close Proximity of Bicester North Railway Station
- Close Proximity of Cooper School, Glory Farm School & Bardwell School
- Gas to Radiator Heating
- Dual Aspect Spacious Lounge
- Kitchen
- Breakfast / Dining Room
- Additional Reception Room/Bedroom 5
- En-suite & Dressing Area to Master Bedroom
- Front & Rear Gardens

Approximate Gross Internal Area 1460 sq ft – 135 sq m  
 Ground Floor Area 822 sq ft – 76 sq m  
 First Floor Area 638 sq ft – 59 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.