



Quadrant Estate Agents

£445,000



29, Montgomery Road

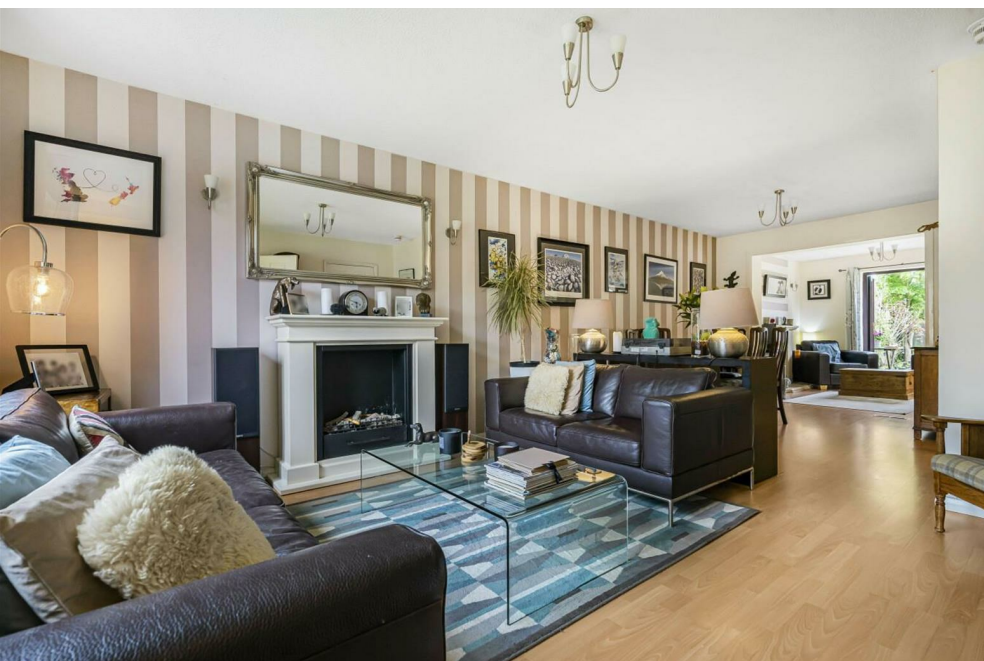
Bicester, OX27 8FG

A deceptively spacious EXTENDED three bedroom family home located on Montgomery Road in Caversfield on the outskirts of Bicester Town centre. This delightfully presented property boasts entrance hall with a large coats cupboard and downstairs cloakroom. There are two reception rooms leading to a large conservatory perfect for entertaining guests or simply relaxing with family, a kitchen with plenty of storage leading to a spacious utility room, second cloakroom with shower and spacious storage area. On the first floor there are three bedrooms all with fitted wardrobes & main family bathroom. The front of the property is laid to lawn with flower beds plus a block-paved driveway with parking for two vehicles. The private rear garden has a generous lawn with flower beds, mature trees, large patio area for alfresco dining plus an additional small deck with a seating area facing the rear of the garden. At the bottom of the garden is an additional deck area with ample space for a large sectional seating area & barbeque perfect for summer parties leading to a purpose built summer house with mezzanine section, light & power comprising of games room/chill out area and two smaller rooms currently used as office & additional storage. The property has solar panels (owned not rented) currently providing the present owners a good return and therefore low energy bills.

Management fees apply, currently £100.00 per year, payable in two instalments.

An early appointment to view this property comes very highly recommended.

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ACCOMMODATION

Approximate Gross Internal Area 1894 sq ft – 176 sq m
 Ground Floor Area 1016 sq ft – 94 sq m
 First Floor Area 492 sq ft – 46 sq m
 Outbuilding Area 278 sq ft – 26 sq m
 Mezzanine Area 108 sq ft – 10 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.



- Cu-de-Sac Location
- Extended Semi Detached Family Home
- Spacious Reception Rooms
- Conservatory
- Kitchen leading to Seperate Utility Room
- Shower & second cloakroom
- Three Bedrooms
- Superb Outside Summer House
- Private Enclosed Rear Garden with Decking Areas
- Off Road Parking



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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.