



Quadrant Estate Agents

£415,000



## 21, Willow Drive

Bicester, OX26 3XA

A deceptively spacious 3 bedroom detached family home on the popular Southwold development. The property briefly comprises; entrance vestibule, cloakroom, spacious lounge/diner, refitted kitchen. On the first floor there are three good size bedrooms with en-suite to master and main family bathroom. Outside there is a driveway leading to a single garage, gated side access leads through to an enclosed private rear garden.



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## ACCOMMODATION

- Freehold
- Council Tax Band - C
- EPC Rating - B
- Council - Cherwell District Council
- Construction - Brick under Tiled Roof
- Mains Gas
- Mains Electricity
- Mains Water - Thames Water
- Mobile Phone Coverage - Please check using Ofcom Website
- Internet Coverage - Please check using Ofcom Website.

### Approximate Gross Internal Area 1130 sq ft - 105 sq m

Ground Floor Area 615 sq ft – 57 sq m

First Floor Area 515 sq ft – 48 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.