



**Quadrant Estate Agents**

**£425,000**



**Wren Way, Bicester, OX26 6UJ**

**3 Bedrooms & 3 Bathrooms**

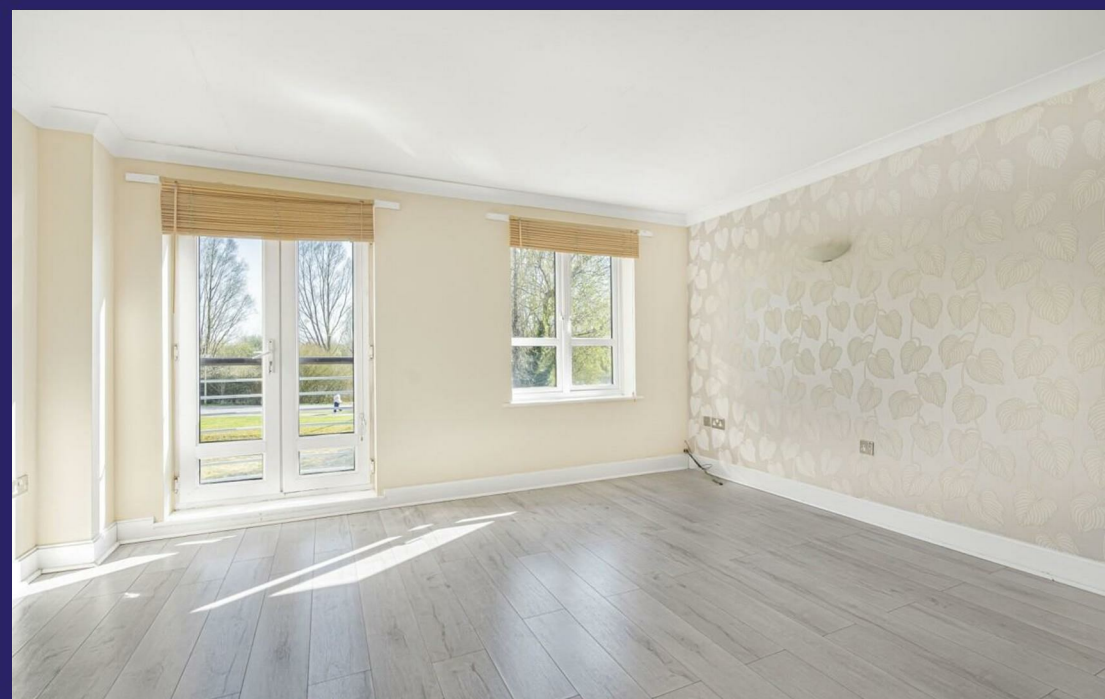
- Freehold
- EPC Rating - C
- Construction - Brick under tiled roof
- Mains Gas
- Internet and Mobile Phone Coverage - Please check using Ofcom Website
- Council Tax Band - D
- Council - Cherwell District Council
- Mains Electricity
- Mains Water
- Please see description for management charge details

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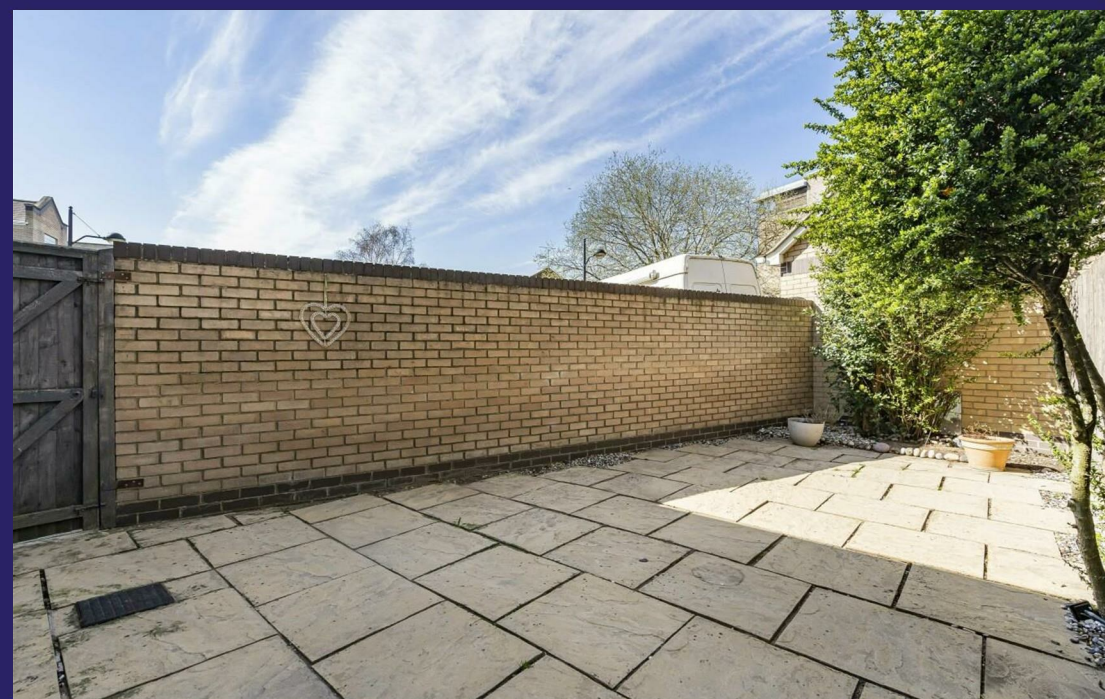
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### Approximate Gross Internal Area 1472 sq ft - 137 sq m

Ground Floor Area 452 sq ft - 42 sq m

First Floor Area 452 sq ft - 42 sq m

Second Floor Area 417 sq ft - 39 sq m

Garage Area 151 sq ft - 14 sq m



Garage

Ground Floor

First Floor

Second Floor



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.



Situated in the charming area of Wren Way, Bicester, this delightful townhouse offers a perfect blend of comfort and convenience. Spanning an impressive 1,472 square feet including garage, the property boasts three spacious double bedrooms, ensuring ample space for family or guests. The master bedroom features an en-suite bathroom, while two additional family bathrooms cater to the needs of the household.

The ground floor is designed for modern living, featuring a large kitchen/dining room, separate study, and downstairs cloakroom. The layout is both practical and inviting, making it an ideal home for families or professionals alike.

The living room on the first floor is a striking feature of this three-storey town house and enjoys views over the pond and fields.

The master bedroom is located on the top floor and provides ample space, including a balcony overlooking the pond and park, and an en-suite bathroom.

One of the standout features of this property is its proximity to local amenities. Within walking distance, residents can enjoy the vibrant town centre and the Bicester Village train station, making commuting and shopping exceptionally convenient.

For those who appreciate outdoor views, the property offers lovely field views to the front, creating a serene backdrop to daily life. Additionally, parking is a breeze with a single garage and an off-road parking space available to the rear of the house, accommodating up to two vehicles.

Management Company - First Port - Approximately £60 PCM.



**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 been tested. Room sizes should not be relied upon for furnishing purposes; they 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.

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