



**Quadrant Estate Agents**

**£525,000**



**Waveney Close, Bicester, OX26 2GP**  
**3 Bedrooms & 2 Bathrooms**

- Freehold
- Council Tax Band - D
- Construction - Standard
- Mains Electricity - Octopus
- Mobile Phone Coverage - Please check using Ofcom Website
- EPC Rating - B
- Council - Cherwell District Council
- Mains Water - Thames Water
- Mains Gas - Octopus
- Internet - Please check using Ofcom Website

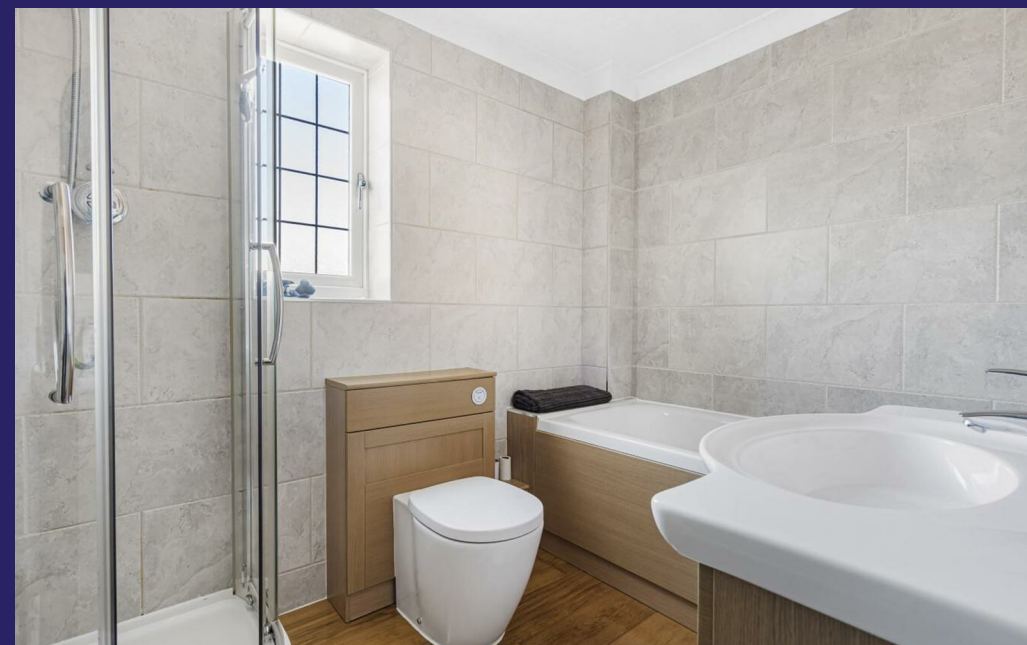
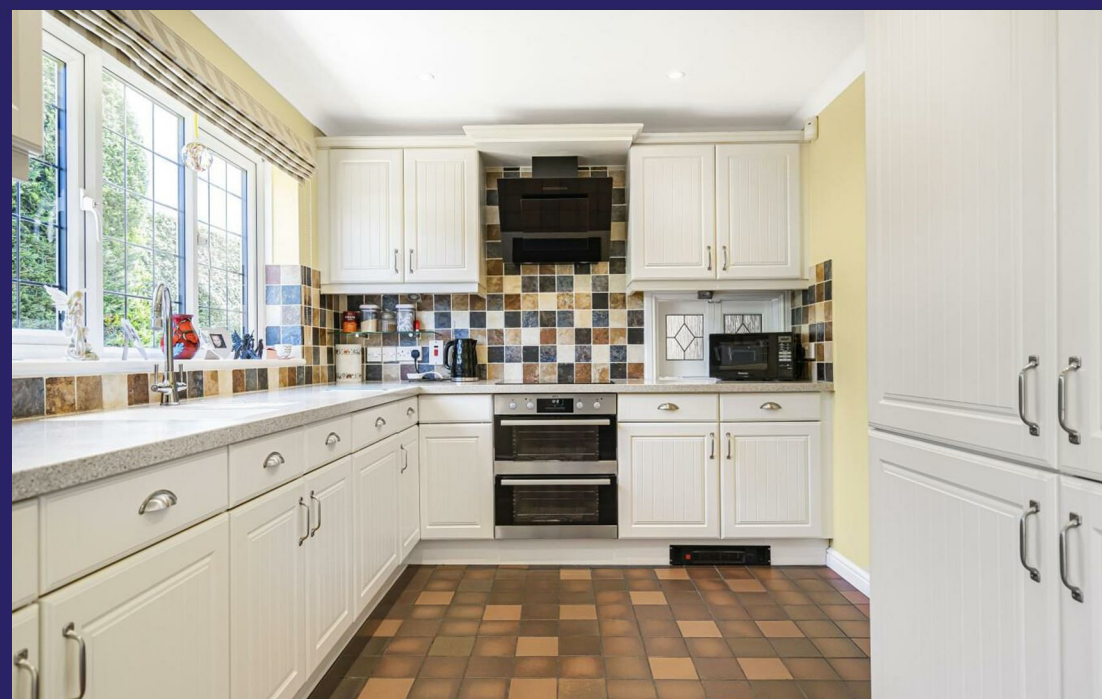
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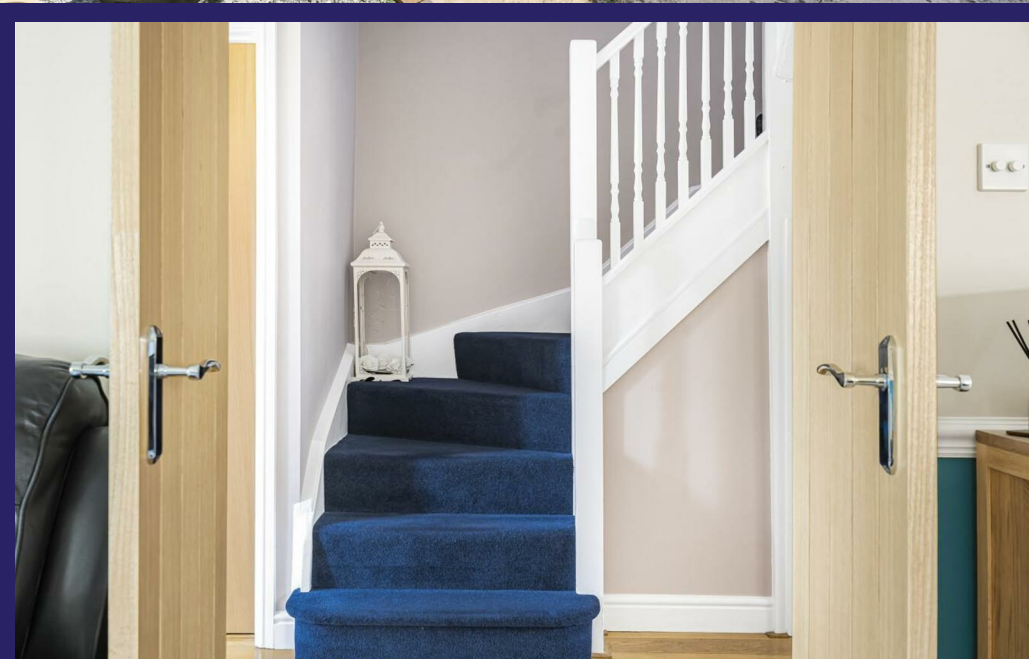
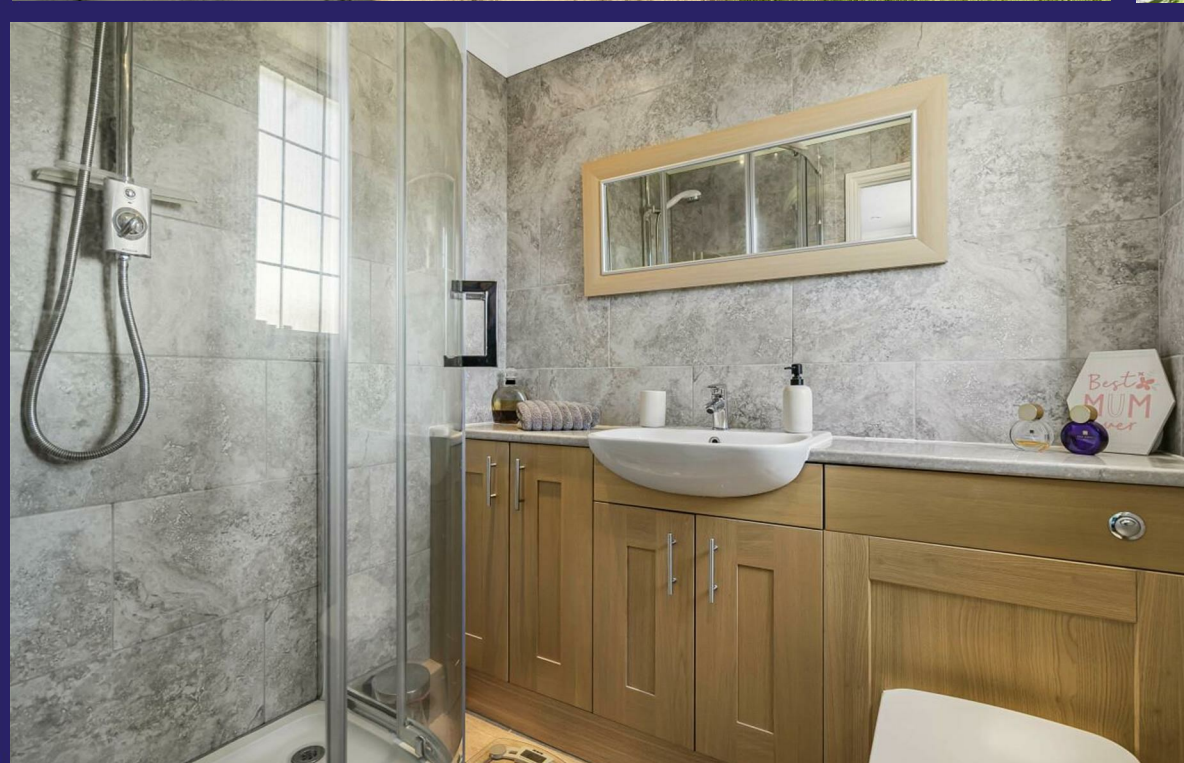




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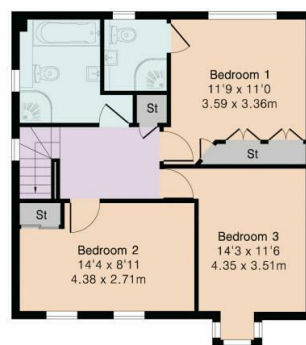
### Approximate Gross Internal Area 1774 sq ft - 165 sq m

Ground Floor Area 1193 sq ft - 111 sq m

First Floor Area 581 sq ft - 54 sq m



Ground Floor



First Floor

A Deceptively Spacious Three Bedroom Detached Family Home set on a large Corner Plot at the end of this very popular Close on the very sought after Greenwood Homes Development. (Previously a Four Bed so can be put back to this) The property briefly comprises, Storm Porch, Entrance Hallway, Downstairs Cloakroom, French Doors leading into a Dual Aspect Lounge/Diner, Additional Doors leading through to Conservatory, Kitchen leading to Breakfast Room, Separate Utility Room, Courtesy Door leading to a good size Double Garage with Light & Power & Remote Controlled Roller Shutter Door. On the first Floor there is a Master Bedroom with Built in Wardrobes & En-Suite Shower Room, a good size Third Bedroom and Bedroom Two is the bedroom that used to be Two Single Bedrooms which can be easily divided to re instate Two Separate Bedrooms. A Four Piece Bathroom completes the First Floor Accommodation. Outside there is a Block Paved Driveway providing Off Road Parking for 2/3 Vehicles leading to a Generous Size Double Garage. Gated Side Access leads through to a Large, Mature Private Rear Garden being mainly Laid to Lawn with a Generous Patio Area. The Property also benefits from Solar Panels (owned) Providing Cost Effective Running Costs for this Family Home. Viewing comes very highly recommended.



**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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