

# HUNTERS<sup>®</sup>

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**Banbury Road**

Bicester, OX26 3NJ

**Guide Price £499,999**

**Freehold**



Council Tax: E



# 1 The Cuttings Banbury Road

Bicester, OX26 3NJ

## Guide Price £499,999



- Substantial 4 bedroom detached house
- No onward chain
- Walking distance to train station and town centre
- Kitchen/breakfast room upgraded in 2022
- Study
- 4 double bedrooms
- 2 bathrooms and cloakroom
- Side and rear gardens
- Parking for 4 cars



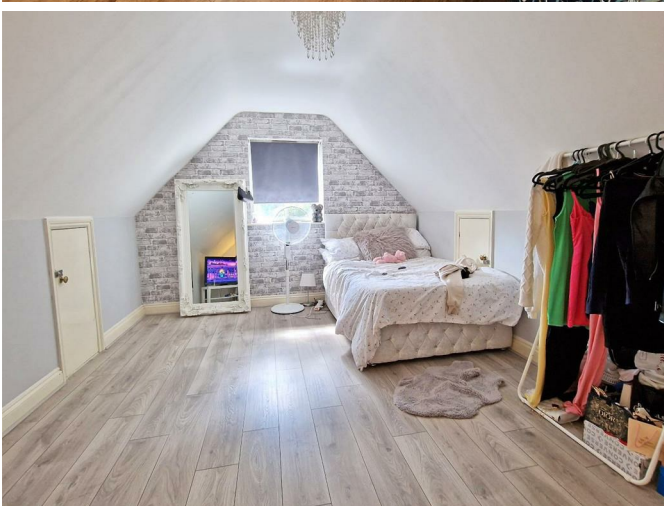
A substantial 4 double bedroom, 2 bathroom detached family home with no onward chain, located in small close of 3 houses within walking distance of Bicester North train station and the town centre. The property has private parking for 4 vehicles and the current owner has reconfigured and upgraded the kitchen/breakfast room to a very high standard.

The accommodation comprises of a large entrance hall, cloakroom, study (former utility), living room with solid wood parquet flooring, fireplace and French doors to the shaped conservatory. The kitchen/breakfast was redesigned in 2022 with under floor heating and two sets of bi-fold doors to the side and rear garden areas. The kitchen has solid wood work surfaces and benefits from integral appliances including dishwasher, double oven, waste disposal and Quooker boiling water tap. There is a central island with breakfast bar and ceramic hob.

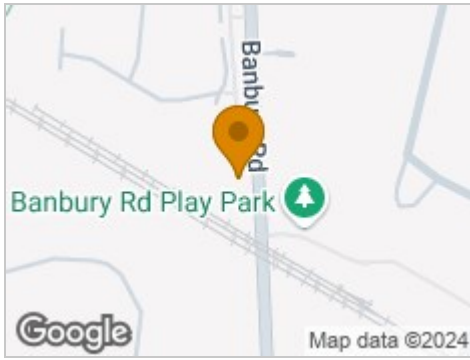
On the first floor there are three generous double bedrooms, all of which have built-in wardrobes. The family bathroom has a walk-in double shower and separate bath. On the second floor the boiler room contains the gas central heating boiler which has been regularly serviced and the fourth double bedroom with two eaves store cupboards.

Outside there is herringbone paved parking for four vehicles, two garden sheds and a very private rear garden with gated access.

Tel: 01869 321999



## Road Map



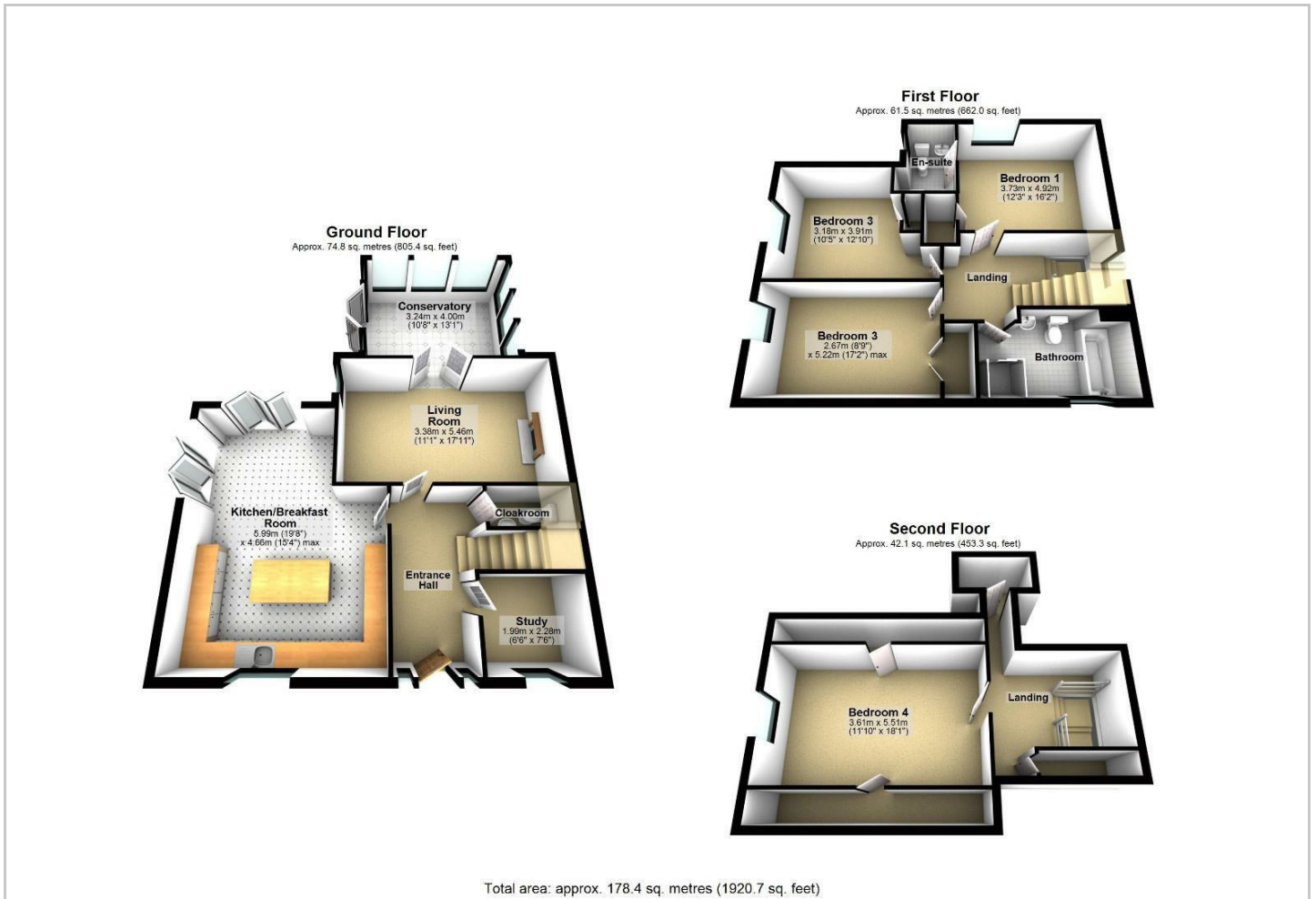
## Hybrid Map



## Terrain Map



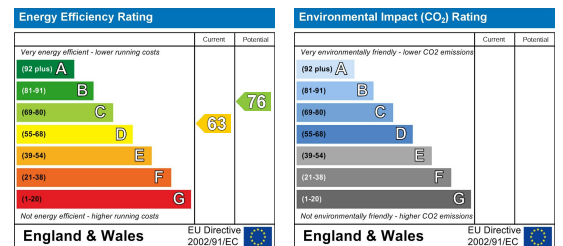
## Floor Plan



## Viewing

Please contact our Hunters Bicester Office on 01869 321999 if you wish to arrange a viewing appointment for this property or require further information.

## Energy Efficiency Graph



These particulars are intended to give a fair and reliable description of the property but no responsibility for any inaccuracy or error can be accepted and do not constitute an offer or contract. We have not tested any services or appliances (including central heating if fitted) referred to in these particulars and the purchasers are advised to satisfy themselves as to the working order and condition. If a property is unoccupied at any time there may be reconnection charges for any switched off/disconnected or drained services or appliances - All measurements are approximate. **THINKING OF SELLING?** If you are thinking of selling your home or just curious to discover the value of your property, Hunters would be pleased to provide free, no obligation sales and marketing advice. Even if your home is outside the area covered by our local offices we can arrange a Market Appraisal through our national network of Hunters estate agents.