

HUNTERS®

HERE TO GET *you* THERE



Sycamore Road

Launton, Bicester, OX26 5DZ

£399,995 Freehold



Council Tax: C



45 Sycamore Road

Launton, Bicester, OX26 5DZ

£399,995



- 2 bedroom semi-detached bungalow
- Quiet cul-de-sac location
- No onward chain
- Popular village with amenities
- Extended living room and kitchen/breakfast
- Conservatory
- 2 good size double bedrooms
- South-west facing rear garden
- Garage and driveway parking



Located in a popular village with many amenities and situated on a good size plot with no onward chain, this well presented and extended 2 double bedroom bungalow benefits from oil central heating and double glazing.

The secluded rear garden is sunny in aspect and the property has a detached garage with driveway parking for 5 vehicles.

The accommodation comprises of a porch, hall, refitted shower room, two double bedrooms with aspect over the long front garden, extended living room with log burner, breakfast room opening out into the well appointed kitchen with appliances and the Worcester oil boiler which was fitted approximately 4 years ago. The living room opens out into a conservatory with double doors to a decking area and garden.

Outside there is paved parking for several cars leading to a detached garage and gated side access to the private, well maintained rear garden with large storage shed, greenhouse and pergola.

Launton facilities include a primary school, church, two shops, post office, hairdressers, two pubs, village hall and the sports and social club. Both Bicester train stations are within a 10 minute drive, serving London, Birmingham and Oxford, while Junction 9 of the M40 is 5 miles away.

Tel: 01869 321999



Road Map



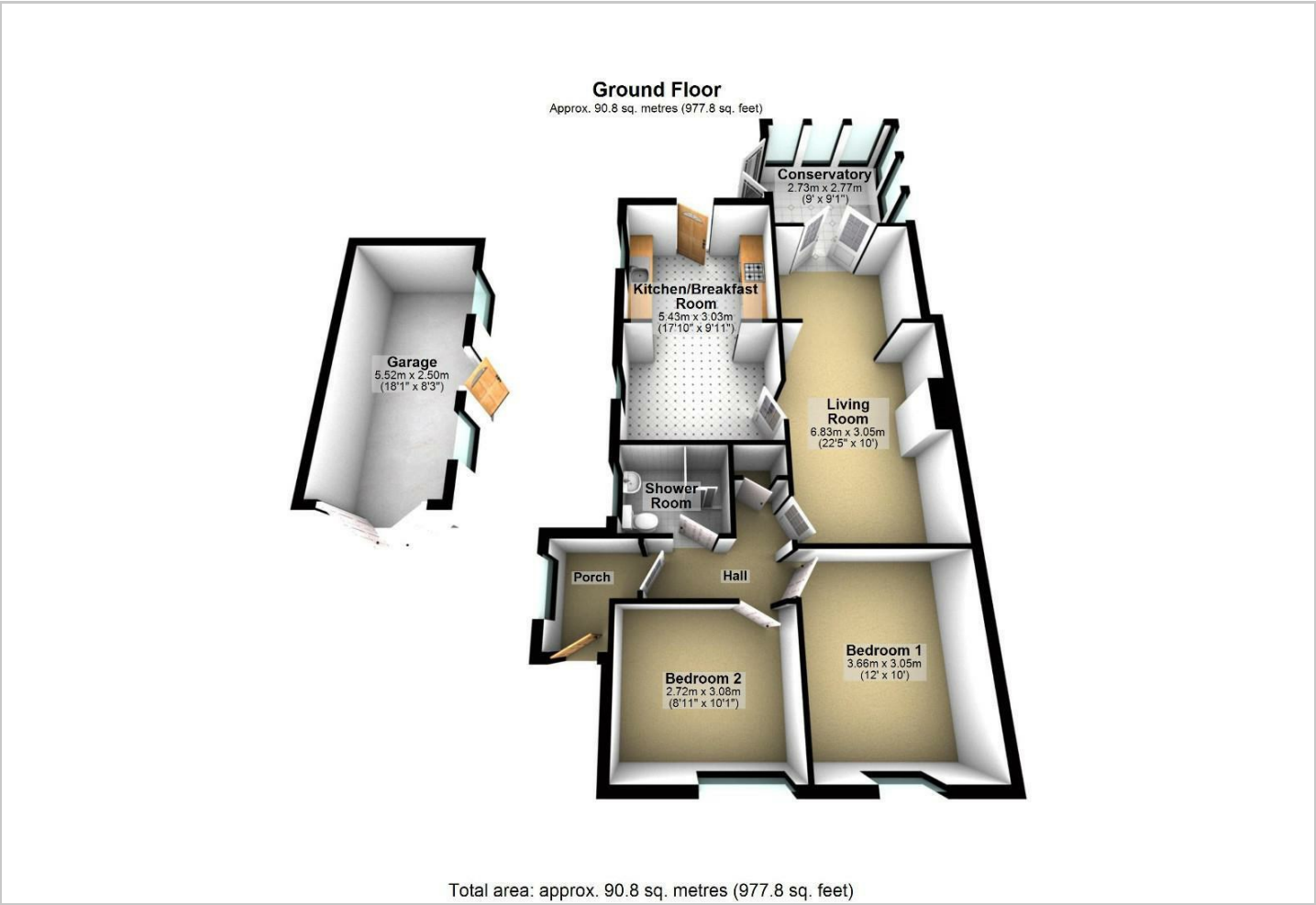
Hybrid Map



Terrain Map



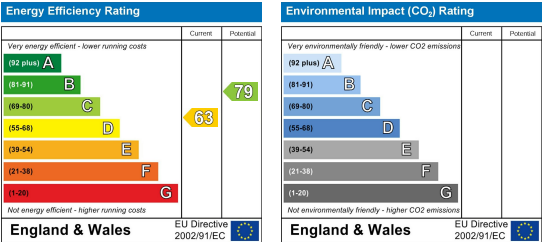
Floor Plan



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.