

# HUNTERS<sup>®</sup>

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## Mallards Way

Bicester, OX26 6WU

£439,995 Freehold



Council Tax: D





# 73 Mallards Way

Bicester, OX26 6WU

£439,995



- A well proportioned 4 bedroom town house
- Extended by current owner
- Walking distance to town centre
- Large open plan kitchen and living area
- Study
- 4 good size double bedrooms
- Two en-suites and family bathroom
- Enclosed rear garden with summerhouse
- Garage and driveway parking



Within walking distance of all town centre facilities and Bicester Village train station, this well proportioned 4 bedroom town house is now for sale. The current owner has extended the property to the ground floor to provide a large open plan kitchen/breakfast room and living area with bifold doors to the rear garden.

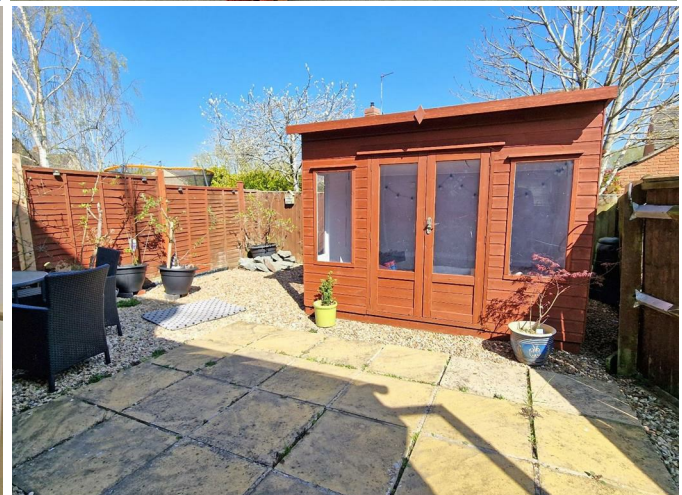
All four bedrooms are double rooms, with two of them having en-suite shower rooms. The house is fully double glazed, has gas central heating and there is Karndean flooring to all the downstairs rooms.

The accommodation comprises of a hall, cloakroom, study, kitchen/breakfast room open plan to living area with Velux windows and bifold doors opening out to the rear garden. On the first floor there are two large bedrooms, the spacious bedroom 1 (currently used as an office) is dual aspect and has an en-suite shower room. The two bedrooms on the top floor are light and airy, the guest suite has an en-suite shower room and there is a family bathroom with shower over the bath.

Outside there is a parking space adjacent to the house, with gated access to the enclosed rear garden with patio area and summerhouse. The property comes with a garage and parking space in front. The garage is situated adjacent to the left hand neighbouring house.

Tel: 01869 321999



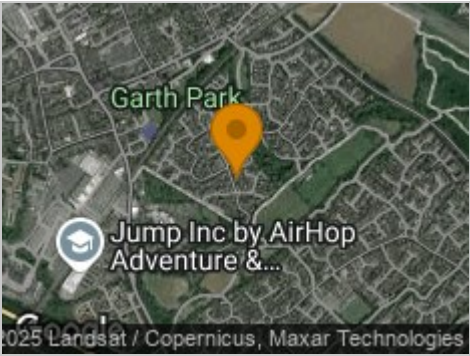




Road Map



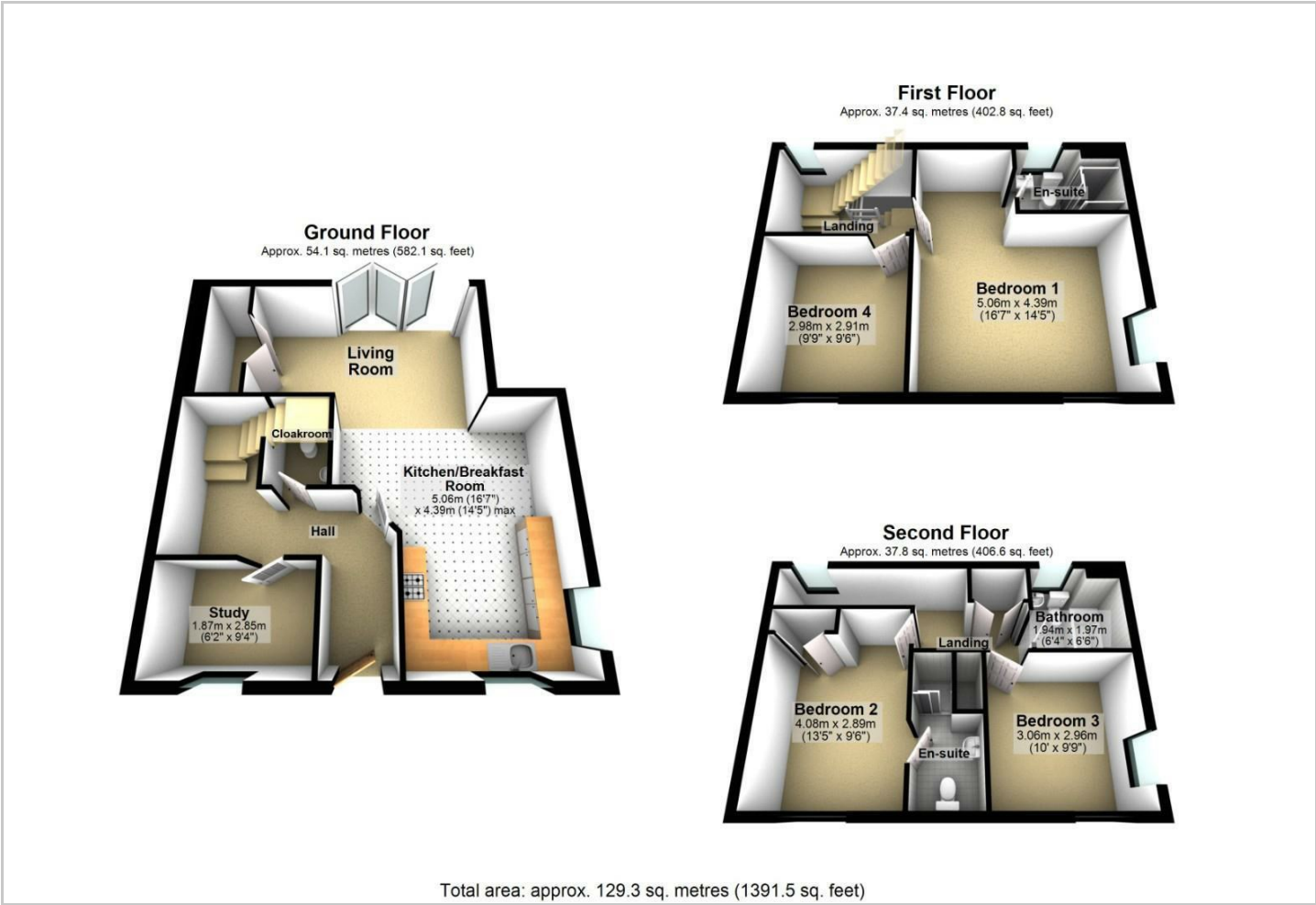
Hybrid Map



Terrain Map



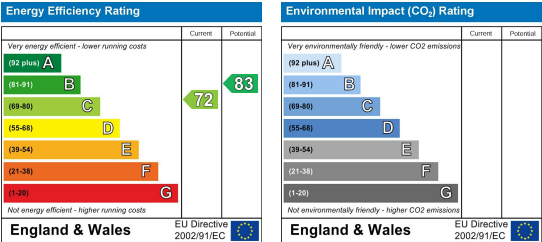
Floor Plan



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.