

GREBE ROAD
LANGFORD VILLAGE

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57 Grebe Road, Langford Village

Bicester, OX26 6TY

A wonderfully light three-bedroom home set back from the road in a secluded position, situated in the enviable New Langford area within minutes of Bicester Village and Bicester Village station.

This handsome brick build property sits behind a pleasant green area with a large tree with providing a wonderful sense of privacy, and comes a single garage and driveway parking. The triple aspect kitchen is filled with natural daylight and provides an ideal position for a dining table overlooking the green space from a window to the front and side.

The dual living room on the left hand side of the house has patio doors leading to the private rear garden. A downstairs cloakroom completes the ground floor space.

Upstairs there are 3 bedrooms, 2 double rooms and a single room and family bathroom. The main bedroom has fitted wardrobes and an ensuite.

The pleasant west-facing rear garden is a generous size and comes with a lovely decking area.

Guide Price: £375,000

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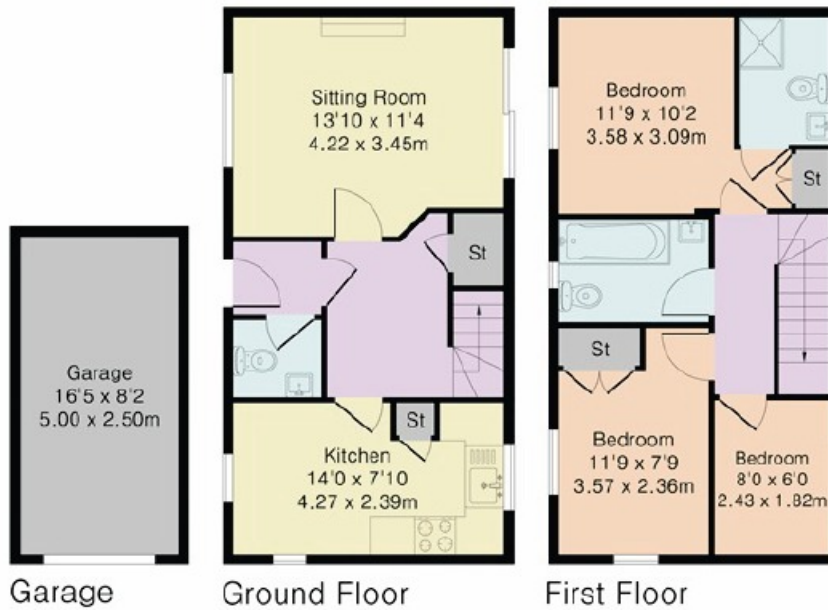


West Facing





Approximate Gross Internal Area 911 sq ft – 85 sq m
 Ground Floor Area 388 sq ft – 36 sq m
 First Floor Area 388 sq ft – 36 sq m
 Garage Area 135 sq ft – 13 sq m



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



Council Tax:
Band C

Parking
Garage and driveway parking for 2 cars

Local Authority
Cherwell District Council

57 Grebe Road
BICESTER
OX26 6TY

Energy rating

C

Valid until

2 November 2031

Certificate number

2081-1189-2090-0194-2105

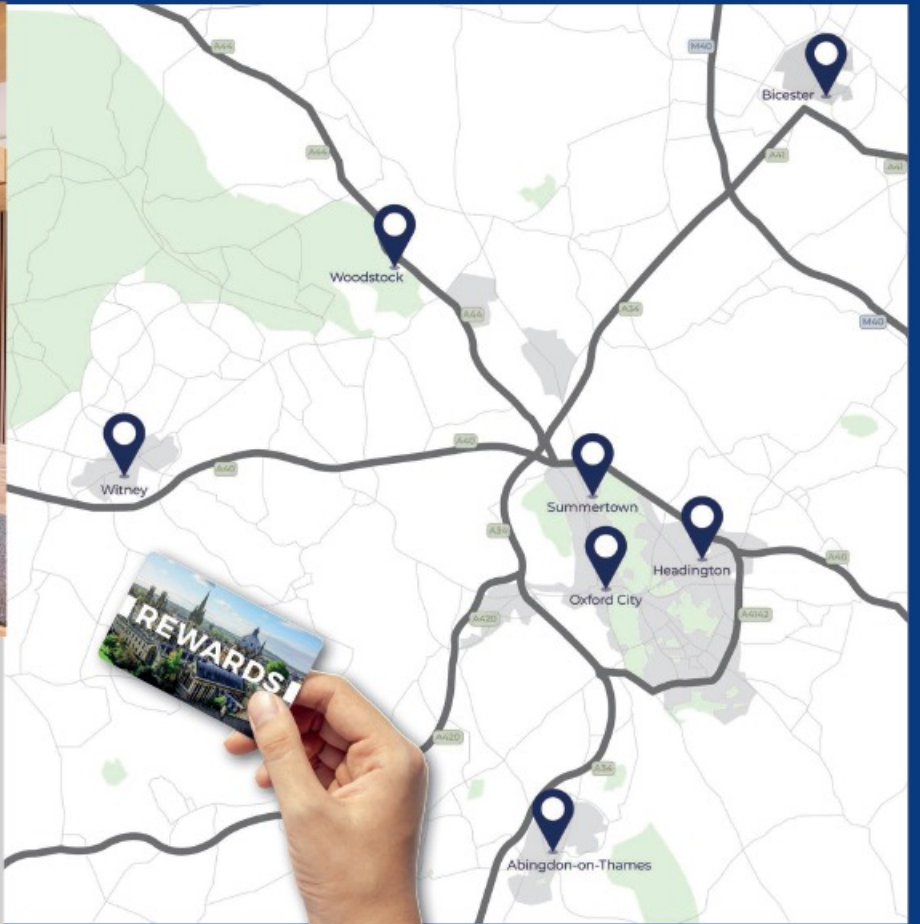
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“Location Comments”

Bicester town centre offers a great choice of restaurants, a Cinema and Sainsbury's supermarket. Internationally acclaimed Bicester Village designer outlet, and Bicester Shopping Park including an M&S Food Hall, and David Lloyd health club can all be found on the edge of the town.

Bicester conveniently has two train stations. Bicester North offers service to London Marylebone in around 45 minutes and Birmingham in 1 hour. Bicester Village train station offers service to Oxford and London Marylebone. By road, the M40 is within easy reach at J9 or J10 offering access to London, M25, Oxford and Birmingham.





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