



**Connells**

Charlotte Avenue  
Bicester





### Property Description

Connells are proud to present this modern three bedroom, two bathroom home at the award-winning Elmsbrook development, designed with a growing family in mind. You'll benefit from a downstairs cloakroom, expansive enough for dual purpose as a utility room, along with a spacious kitchen/dining area complete with a fitted kitchen and integrated appliances as standard. The bright and spacious living area with an optional study area can be accessed from the kitchen/dining room via French doors, creating an open plan feel if desired. Correlating with the Eco features, there is an electric vehicle charging point installed with the property.

Upstairs you'll find one single and two double bedrooms, with an en-suite and built-in wardrobes to the master and a separate family sized bathroom.

Set in some of Oxfordshire's most beautiful countryside, all homes in eco-town Elmsbrook are designed with the environment and the future in mind, with eco-features such as triple glazing, solar PV panels and rainwater harvesting provided as standard. This tranquil location offers outstanding commuter connections, with London Marylebone under an hour away by direct train from either Bicester North (10 minutes away) or Bicester Village (15 minutes away).

Call Connells today to book in your viewing of this delightful property.



Agents Note; The Land Registry title has yet to be updated with the Vendor's details. Please ask the branch for more details.

## Entrance Hall

## Kitchen

13' 8" x 10' 1" ( 4.17m x 3.07m )

## Living Room

10' 7" x 20' 2" ( 3.23m x 6.15m )

## Cloakroom / Utility

## Bedroom One

11' 10" x 10' 9" ( 3.61m x 3.28m )

## En-Suite

## Bedroom Two

11' 1" x 8' 9" ( 3.38m x 2.67m )

## Bedroom Three

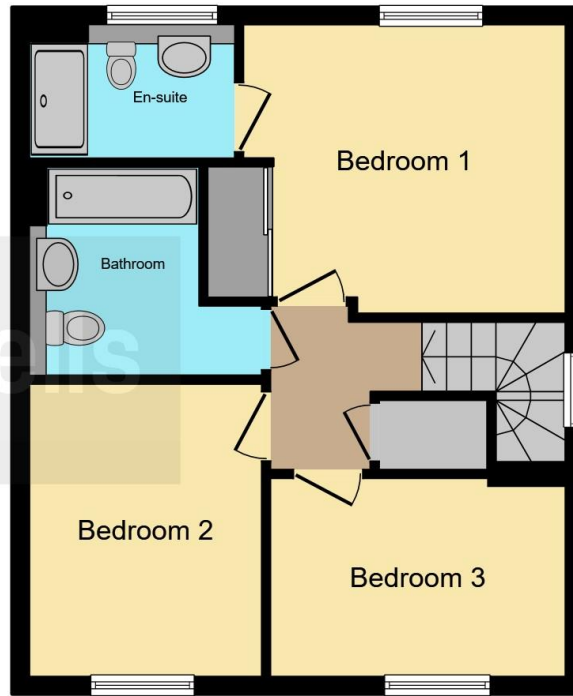
6' 6" x 10' 10" ( 1.98m x 3.30m )

## Bathroom

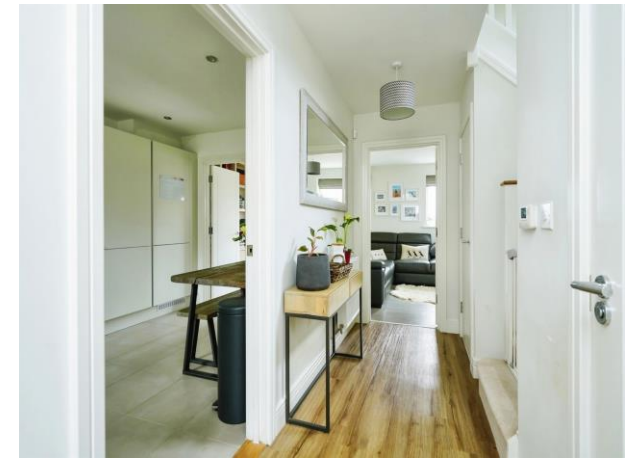




**Ground Floor**



**First Floor**



This floorplan is for illustrative purposes only and is not drawn to scale. Measurements, floor-areas, openings and orientations are approximate. They should not be relied upon for any purpose and do not form any part of an agreement. No liability is taken for any error or mis-statement. All parties must rely on their own inspections.

To view this property please contact Connells on

**T 01869 244761**  
**E bicester@connells.co.uk**

5 Market Square  
 BICESTER OX26 6AA

**EPC Rating: A**

**view this property online [connells.co.uk/Property/BIC308613](http://connells.co.uk/Property/BIC308613)**

Tenure: Freehold



1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures, fittings or services and it is in the buyers interest to check the working condition of any appliances.

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