



**Connells**

York Row  
Bicester





### Property Description

Welcome to this stylish and modern 3-bedroom townhouse, ideally situated in a sought-after Kingsmere. With an open-plan design, high-end finishes, and an abundance of natural light, this property offers a perfect blend of contemporary living and practicality.

#### \*\*Ground Floor\*\*

Step into the heart of the home, an inviting open-plan kitchen diner equipped with integrated appliances including a 4-ring gas hob, electric oven, extractor fan, and fridge freezer. This bright and airy space seamlessly connects to the rear garden, perfect for entertaining. Additionally, the ground floor features a convenient toilet/utility room with a built-in washing machine and a versatile study.

#### \*\*First Floor\*\*

Off the hallway, you'll find a spacious living room with two large windows overlooking the garden, providing a tranquil setting for relaxation. The first floor also includes a modern family bathroom and the third bedroom, ideal for guests or children.

#### \*\*Second Floor\*\*

The top floor boasts two generously sized double bedrooms. The master suite is a highlight, featuring fitted wardrobes on both walls, creating a walk-in wardrobe feel, and a private ensuite bathroom. The second double bedroom is equally impressive, with two windows facing the front of the property, offering ample natural light.

**\*\*Location\*\***

Perfectly positioned just 1.1 miles from Bicester Village Train Station and the market square in the town centre, this home offers excellent transport links.

**Kitchen / Dining Room**

14' 5" x 12' 11" ( 4.39m x 3.94m )

**Study**

9' 3" x 7' 7" ( 2.82m x 2.31m )

**Living Room**

14' 5" x 14' ( 4.39m x 4.27m )

**Bedroom 3**

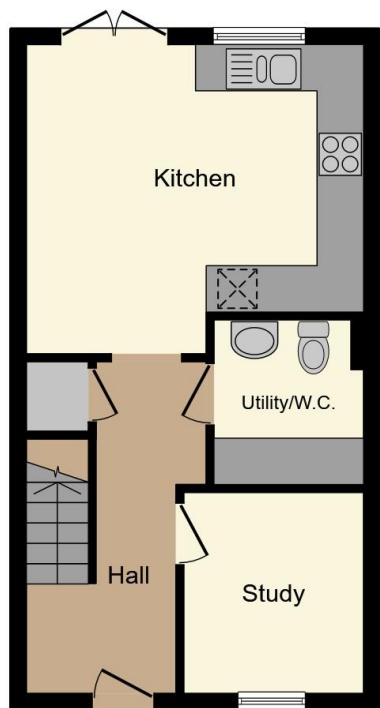
9' 4" x 7' 1" ( 2.84m x 2.16m )

**Bedroom 2**

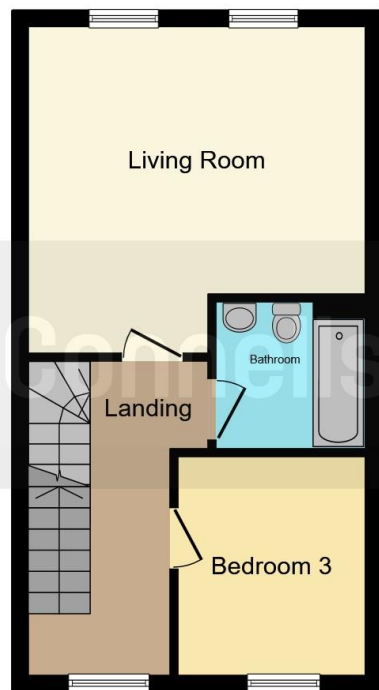
14' 5" x 11' 4" ( 4.39m x 3.45m )

**Bedroom 1**

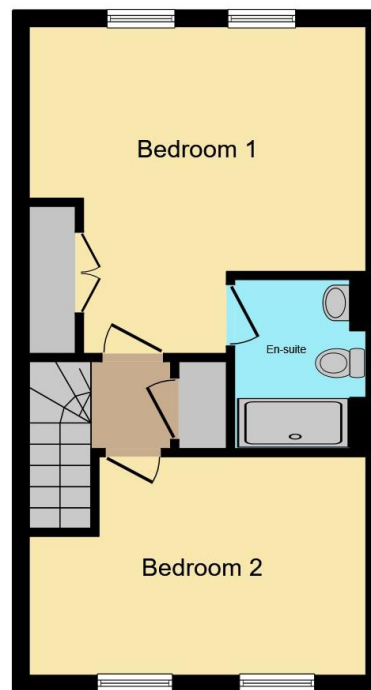




**Ground Floor**



**First Floor**



**Second Floor**

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by [www.focalagent.com](http://www.focalagent.com)

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**EPC Rating: B**

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Tenure: Freehold



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