



**Connells**

Germander Way  
Bicester



### Property Description

A very well-presented three-bedroom detached family home, situated in the sought-after Bure Park development.

This family home provides spacious and light living accommodation throughout the ground floor, and comprises of an entrance porch, living room, kitchen, dining room, cloakroom, conservatory, and an additional reception/multi-use room.

On the first floor landing you have access to all three bedrooms and family bathroom, with an ensuite off the master bedroom.

Externally, to the front of the property, you have side by side driveway parking and a type two EV charging point.

The Bure Park development sits to the Northwest of Bicester town centre. This highly desirable development was constructed in the 1990s and benefits from the local amenities. You will also find a popular nursery & primary school. There is a regular local bus service to Bicester town centre.

The property itself is approximately 1.2 miles from Bicester North station & approximately 1.8 miles from Bicester Village station, both stations offer direct express train service to London Marylebone.

Positioned approximately 1.4 miles away from Bicester town centre where you will find a wide range of local amenities including restaurants, shops and Pioneer Square development with multi-screen cinema & Sainsbury's superstore. The M40 motorway is approximately 4.0 miles away & provides you with direct motorway links to London & Birmingham.

## Entrance

## W.C. / Cloakroom

## Living Room

17' 4" x 10' 9" ( 5.28m x 3.28m )

## Kitchen

9' 11" x 7' 10" ( 3.02m x 2.39m )

## Dining Room

8' 7" x 7' 10" ( 2.62m x 2.39m )

## Conservatory

10' 1" x 10' ( 3.07m x 3.05m )

## Additional Reception

15' 5" x 7' 4" ( 4.70m x 2.24m )

## Landing

## Bedroom One

11' 2" x 11' max ( 3.40m x 3.35m max )

## En-Suite

## Bedroom Two

11' 7" x 8' 5" ( 3.53m x 2.57m )

## Bedroom Three

9' 1" x 8' 3" ( 2.77m x 2.51m )

## Family Bathroom





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)

To view this property please contact Connells on

**T 01869 244761**  
**E [bicester@connells.co.uk](mailto:bicester@connells.co.uk)**

5 Market Square  
 BICESTER OX26 6AA

**EPC Rating: D**

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Tenure: Freehold



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