

BARTON FLEMING

INDEPENDENT ESTATE AGENTS



**76 Willow Drive, Southwold,
Bicester, Oxfordshire.
OX26 3XA**

BARTON FLEMING

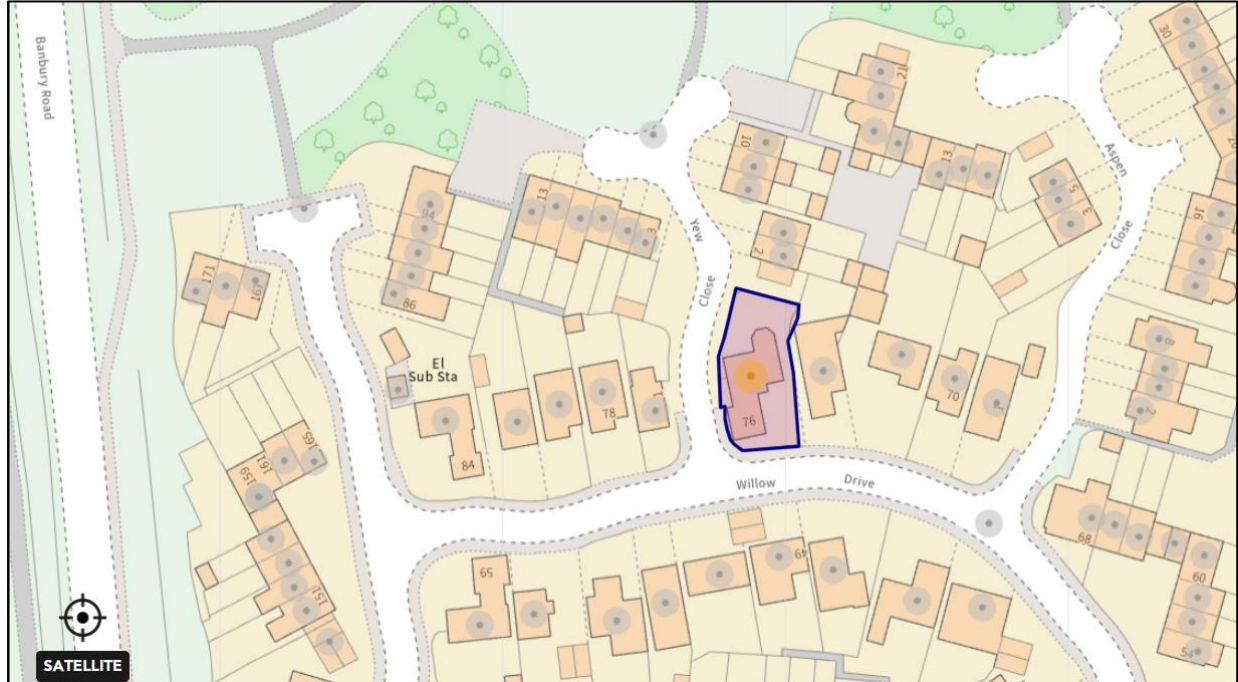
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62 North Street, Bicester. OX26 6NF

Tel: Bicester (01869)

249922

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Originally a 4 Bedroom Detached with a double garage, now with half the garage converted into a 4.8m x 2.4m Study/Office/Bedroom Five, Recent Re-fits to the Kitchen & Cloakroom.

FREEHOLD

£ 525,000

- ❖ Entrance Hall
- ❖ Re-fitted Cloakroom
- ❖ Living Room, Dining Room, Study/Bed 5 & Conservatory
- ❖ Re-fitted Kitchen, Utility Room
- ❖ Landing, Four Upstairs Bedrooms
- ❖ Bathroom and En-Suite to bedroom one
- ❖ Front and Rear Gardens
- ❖ Garage with Driveway Parking for Three Cars
- ❖ Corner Plot
- ❖ Local Amenities

**VIEWING
APPOINTMENT:**

DAY:

TIME:

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Key Facts for Buyers:

Title: Freehold without fees.
EPC: Rating of C (73).
Council Tax: Band D
Approx. £2,276 per annum.

Ground Floor:

Part glazed security front door to:

ENTRANCE HALL:

Side aspect PVC window, coving, radiator, built-in coats cupboard, staircase,

CLOAKROOM:

Side aspect PVC window, RCD/MCB electricity consumer unit, strip vinyl flooring, radiator, concealed cistern dual flush WC, inset wash hand basin with cupboard under.

LIVING ROOM: 16'8 x 12'5 narrowing to 10'7

Front aspect PVC window, rear aspect sliding patio door, coving, two radiators, gas living flame coal effect fire, marble hearth/surround, wooden mantle over, TV point, double dimmer switch.

CONSERVATORY: 10'6 into bay x 11'5

Brick cavity base, PVC window sections and French doors, polycarbonate roof, strip vinyl flooring, dimmer switch, two wall light points.

KITCHEN: 10'6 x 10'2

Rear aspect PVC window, radiator, strip vinyl flooring. Range of base and eye level units, square edge laminate worksurfaces, tiled surrounds, 300mm curved unit, space for upright fridge freezer, 1000mm corner unit, tray space, space for dishwasher, 900mm space with stainless steel sink, 300mm x 300mm corner unit with carousel, 900mm cutlery and pan drawers, 450mm base unit, double cavity stainless steel and glass fan oven/oven grill with 'Circotherm' function, tray space.

UTILITY ROOM: 9'7 x 5'5

Rear aspect PVC window, side aspect half glazed PVC door, radiator vinyl flooring, built-in cupboard, base and eye level units, square edge laminate worksurface, stainless steel sink, space for washing machine, space for tumble dryer, space for spare fridge/freezer.

DINING ROOM: 13'5 narrowing to 11'3 x 8'8

Two side aspect PVC windows, coving, radiator, BT master socket.

STUDY/ BEDROOM 5: 15'9 x 8'0

Side aspect PVC window, plain plaster ceiling, coving, two radiators, bulkhead cupboard.

First Floor:

LANDING: 15'7 x 6'0

Front aspect PVC window, coving, airing cupboard.

BATHROOM: 8'5 x 6'3

Side aspect PVC window, radiator, strip vinyl flooring, panel enclosed bath with mixer tap and shower attachment, sliding head support, pedestal wash hand basin, shaver socket, close coupled WC.

BEDROOM ONE: 13'4 x 10'5

Rear aspect PVC window, coving, radiator, 4-door wardrobe plus drawers and cupboard.

EN-SUITE: 7'11 x 5'6

Rear aspect PVC window, extractor fan, radiator, strip vinyl flooring, 1200mm x 760mm shower enclosure with thermostatic shower, sliding head support, pedestal wash hand basin, shaver socket, dual flush close coupled WC.

BEDROOM TWO: 11'3 x 8'8

Side aspect PVC window, radiator.

BEDROOM THREE: 9'9 x 7'5 extending to 10'5 in doorway.

Rear aspect PVC window, radiator.

BEDROOM FOUR: 9'0 x 6'8

Front aspect PVC window, radiator.

Outside:

FRONT GARDEN: refer to photograph.

REAR GARDEN: refer to photographs.

GARAGE:

Up and over door, light and power, eaves storage which also goes over the study. Driveway parking for three cars.

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Front



Entrance Hall



Re-fitted Cloakroom



Entrance Hall



Living Room



Living Room



Living Room



Conservatory

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Dining Room



Dining Room



Study / Bedroom 5



Study / Bedroom 5



Re-fitted Kitchen



Re-fitted Kitchen



Utility Room



Re-fitted Kitchen

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Main Bathroom



Bedroom One



En-Suite Shower Room



Bedroom One



Bedroom Two



Bedroom Two



Bedroom Three



Bedroom Four

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Rear Garden



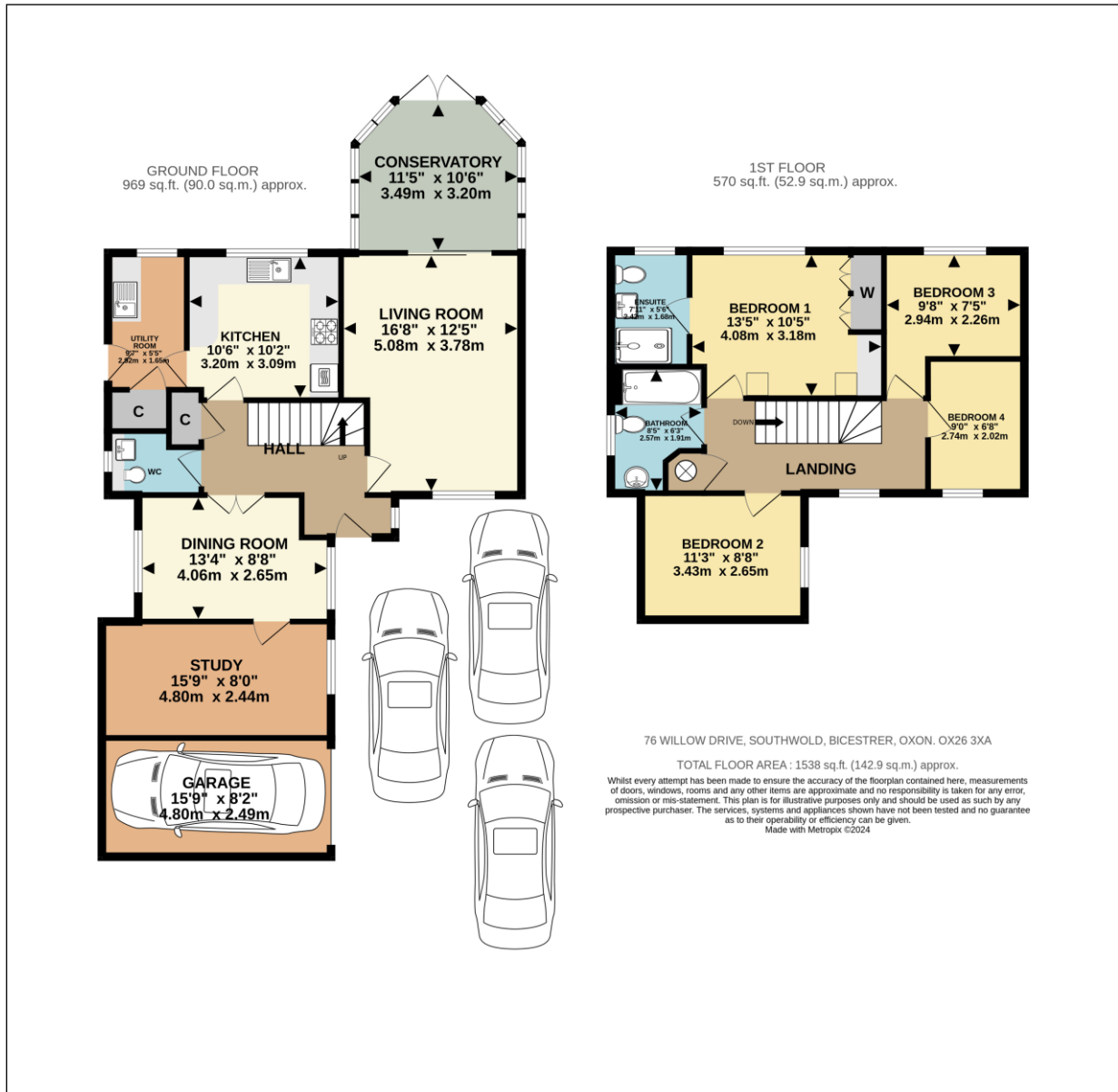
Rear Elevation

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