

BARTON FLEMING

INDEPENDENT ESTATE AGENTS



25 Willow Drive, Bicester, Oxfordshire. OX26 3XA

BARTON FLEMING

INDEPENDENT ESTATE AGENTS

Web: www.bartonfleming.co.uk
E-mail: info@bartonfleming.co.uk
62 North Street, Bicester. OX26 6NF

Tel: Bicester (01869)

249922

25 Willow Drive, Bicester, Oxfordshire. OX26 3XA



Re-configured for a more modern layout, A Four Bedroom Detached House with a South facing Garden, Kitchen-Diner, Living Room, Utility Room, Cloakroom, Bathroom and En-Suite, Front and Rear Gardens, Garage and Driveway Parking for 2-3.

FREEHOLD

£ 480,000

- ❖ Extended Entrance Porch
- ❖ Living Room
- ❖ Kitchen Diner
- ❖ Utility Room, Cloakroom
- ❖ Galleried Landing
- ❖ Four Bedrooms
- ❖ Bathroom and En-Suite
- ❖ Front and Rear South Facing Rear Garden
- ❖ Garage and Driveway Parking for 2 to 3 cars.

VIEWING
APPOINTMENT:

DAY:

TIME:

BARTON FLEMING

INDEPENDENT ESTATE AGENTS

Web: www.bartonfleming.co.uk
E-mail: info@bartonfleming.co.uk
62 North Street, Bicester. OX26 6NF

Tel: Bicester (01869)

249922

Key Facts for Buyers:

EPC: Rating of D (67).
Council Tax: Band E
Approx. £2,873 per annum.

Ground Floor:

Outside courtesy light, part-glazed security front door to:

EXTENDED ENTRANCE PORCH:

Side aspect PVC window, plain plaster ceiling, downlighting, built-in cupboard.

LIVING ROOM: 15'5 x 13'8.

Front aspect PVC window, plain plaster ceiling, coving, radiator, wall light point, TV point, telephone point, understairs cupboard, fireplace with marble hearth and surround, wooden mantle over, "Hive" central heating control, dimmer switch.

DINING AREA: 11'7 x 8'9.

Rear aspect PVC doors and adjacent window, plain plaster ceiling, coving, two radiators, open plan to:

KITCHEN: 11'6 x 8'0.

Rear aspect PVC window, plain plaster ceiling, downlighting, engineered oak flooring, space for upright fridge freezer. Range of base and eye level units, roll edge laminate worksurfaces, 400mm base unit, space for slot in cooker, pull out extractor fan, 900mm corner base unit with 400mm door, 800mm base unit with pair of 400mm doors, 1½ bowl Franke stainless steel sink, 900mm corner base unit with 400mm door, 400mm base unit, 1000mm base unit with two 500mm doors.

UTILITY ROOM: 8'3 x 6'10.

Side aspect half glazed PVC door, wall mounted boiler, vinyl flooring. Range of base and eye level units, square edge laminate worksurfaces, space for tumble dryer and washing machine.

CLOAKROOM: 6'10 x 2'7.

Rear aspect PVC window, plain plaster ceiling, vinyl flooring, radiator, wash hand basin, dual flush close coupled WC and wash hose.

First Floor:

GALLERIED LANDING:

Airing cupboard,

BATHROOM: 8'3 x 7'9.

Rear aspect PVC window, vinyl flooring, radiator, dual flush close coupled WC, pedestal wash hand basin, panel enclosed bath with mixer tap, shower attached, fixed head support, "Triton AS2000 XT" electric shower, sliding head support.

BEDROOM ONE: 13'9 x 8'9

Front aspect PVC window, plain plaster ceiling, coving, radiator, engineered oak flooring, "Virgin" point.

EN-SUITE:

Side aspect PVC window, ceramic tiled floor, fully tiled walls, radiator, engineered oak flooring, shower enclosure with thermostatic shower, sliding head support, dual flush close coupled WC, pedestal wash hand basin, shaver socket.

BEDROOM TWO: 11'8 x 9'6

Rear aspect PVC window, coving, radiator, engineered oak flooring.

BEDROOM THREE: 20'10 x 8'2 narrowing to 6'10

Front aspect skylight, rear aspect PVC window, plain plaster ceiling, engineered oak flooring, two radiators, eaves access.

BEDROOM FOUR: 10'6 x 6'4

Front aspect PVC window, radiator.

Outside:

FRONT GARDEN: refer to photograph Gate.

REAR GARDEN: refer to photographs Gate.

GARAGE:

Up and over door, light and power, driveway parking for 2-3 cars.

BARTON FLEMING

INDEPENDENT ESTATE AGENTS

Web: www.bartonfleming.co.uk
E-mail: info@bartonfleming.co.uk
62 North Street, Bicester. OX26 6NF

Tel: Bicester (01869)

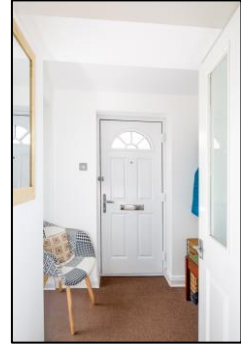
249922



Front



Extended Entrance Porch



Living Room



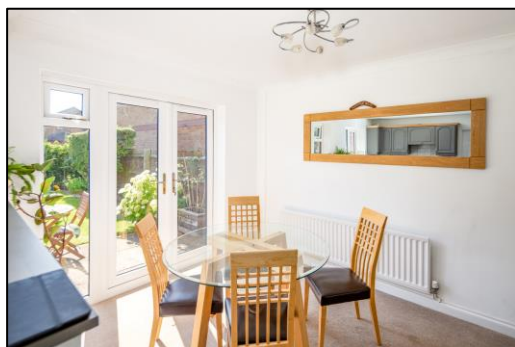
Living Room



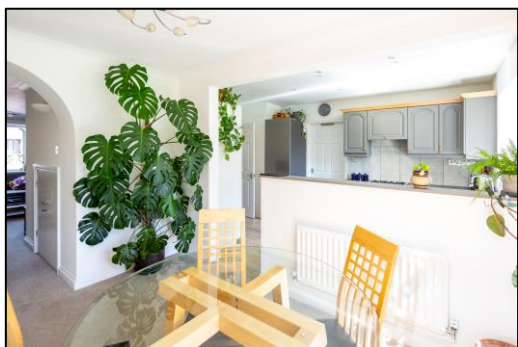
Living Room



Dining Area



Dining Area



Dining Area through to Kitchen

BARTON FLEMING

INDEPENDENT ESTATE AGENTS

Web: www.bartonfleming.co.uk
E-mail: info@bartonfleming.co.uk
62 North Street, Bicester. OX26 6NF

Tel: Bicester (01869)

249922



Kitchen



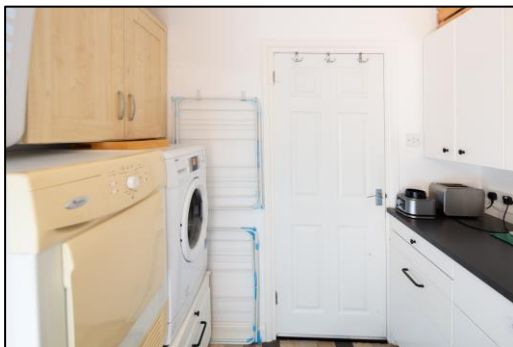
Kitchen



Kitchen



Kitchen



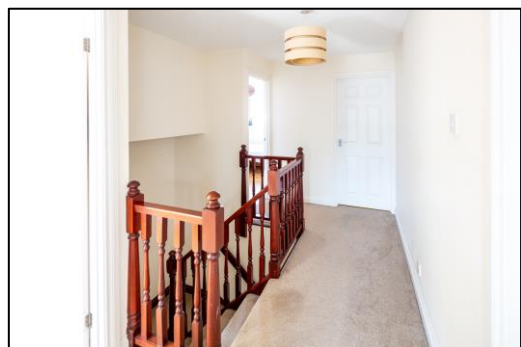
Utility Room



Utility Room



Cloakroom



Galleried Landing

BARTON FLEMING

INDEPENDENT ESTATE AGENTS

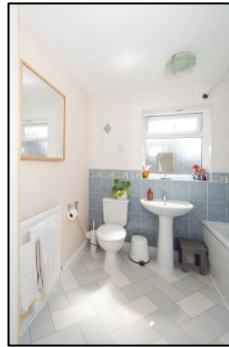
Web: www.bartonfleming.co.uk
E-mail: info@bartonfleming.co.uk
62 North Street, Bicester. OX26 6NF

Tel: Bicester (01869)

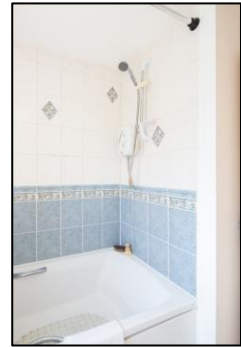
249922



Galleried Landing



Bathroom



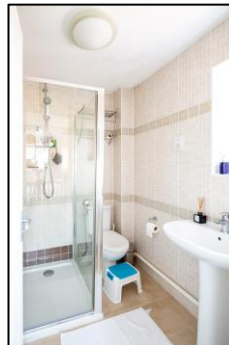
Bedroom One



Bedroom One



Bedroom One



En-Suite to Bedroom One



Bedroom Two



Bedroom Two

BARTON FLEMING

INDEPENDENT ESTATE AGENTS

Web: www.bartonfleming.co.uk
E-mail: info@bartonfleming.co.uk
62 North Street, Bicester. OX26 6NF

Tel: Bicester (01869)

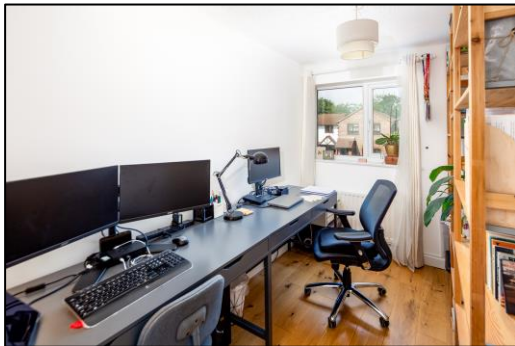
249922



Bedroom Three



Bedroom Three



Bedroom Four



Rear Garden



BARTON FLEMING

INDEPENDENT ESTATE AGENTS

Web: www.bartonfleming.co.uk
E-mail: info@bartonfleming.co.uk
62 North Street, Bicester. OX26 6NF

Tel: Bicester (01869)
249922



These particulars do not constitute any part of an offer or a contract. Whilst every care has been taken to ensure accuracy, no responsibility for errors or mis-description is accepted. Any intending purchaser must satisfy himself by inspection or otherwise as to the correctness of each of the statements in these particulars. The vendor does not make or give and neither Barton Fleming nor any person in their employment, has authority to make or give any representation or warranty whatsoever in relation to this property. Land Registry Plans are provided as guidance only and while LRP documents are generated from what is registered at the point at when the plans are downloaded for use in these particulars they are not guaranteed to represent the property title at any given moment. Buyers should satisfy themselves through their solicitor as to the accuracy of the land registration at any given moment.