

# BARTON FLEMING

— INDEPENDENT ESTATE AGENTS —



**1 May Tree Close, Bicester, Oxfordshire. OX26 6PA**

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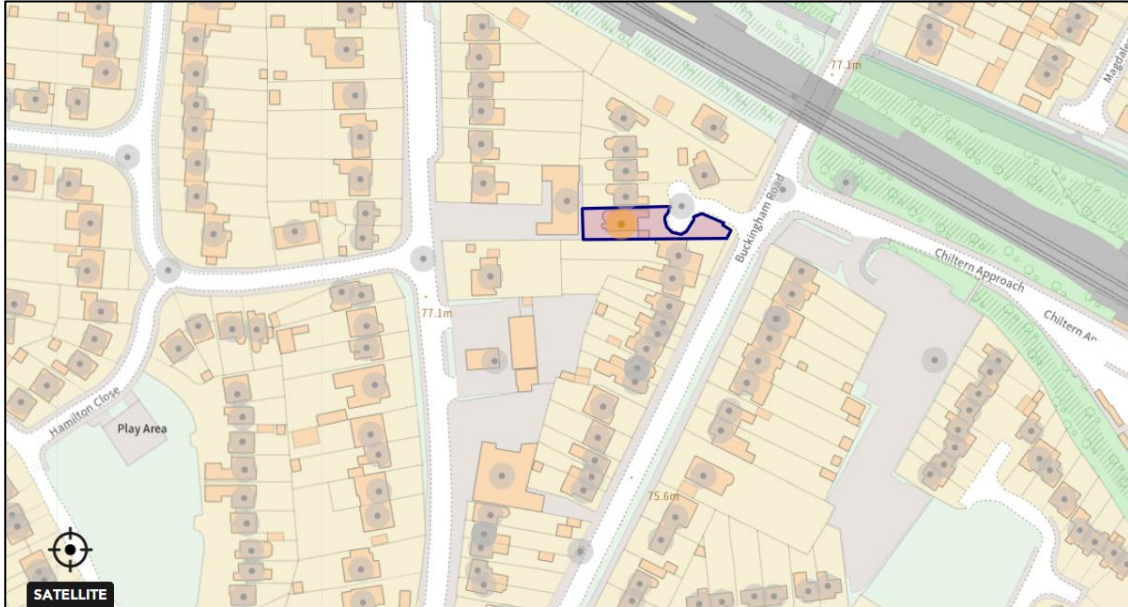
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62 North Street, Bicester. OX26 6NF

Tel: Bicester (01869)

## 249922

### 1 May Tree Close, Bicester, Oxfordshire. OX26 6PA



**With a Substantial Plot to the front a Four Bedroom Detached House with 22Ft Living Room, 21Ft Sunroom, Kitchen Breakfast Room, Utility Room, Cloakroom, Bathroom and En-Suite, Large Front and Rear Garden, Garage and Parking for 4 cars.**

**FREEHOLD**

**£ 550,000**

- ❖ Entrance Porch and Entrance Hall
- ❖ Cloakroom
- ❖ Kitchen Breakfast Room
- ❖ Utility Room
- ❖ 22Ft Living Room
- ❖ 21Ft Sunroom
- ❖ Landing, Four Bedrooms
- ❖ Bathroom and En-Suite to Bedroom One
- ❖ Brick Built Storage Shed
- ❖ West Facing Rear Walled Garden
- ❖ Driveway Parking for 2 cars side-by-side, parking for 2 more behind 5 bar gate
- ❖ Approx 100m from Bicester North Station, Walking Distance of Town.

VIEWING  
APPOINTMENT:

DAY:

TIME:

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### Key Facts for Buyers:

**EPC:** Rating of C (73).  
**Council Tax:** Band E  
Approx. £2,613 per annum.

### Ground Floor:

Part glazed security front door to:

#### **ENTRANCE PORCH:**

Outside gas and electric meter boxes, quarry tiled floor, wooden front door to:

#### **ENTRANCE HALL:**

Side aspect leaded light glazed window on staircase, plain plaster ceiling, ceiling rose, coving, ceramic tiled floor, radiator, central heating thermostat, staircase, telephone BT master socket.

#### **UTILITY ROOM: 7'6 x 5'7.**

Side aspect half glazed PVC door, plain plaster ceiling, ceramic tiled floor, radiator. Range of base and eye level units, round stainless steel sink, space for washing machine, space for dishwasher. Door to garage.

#### **CLOAKROOM:**

Side aspect PVC window, plain plaster ceiling, extractor fan, radiator, ceramic tiled floor, wash hand basin and cupboard under, dual flush close coupled WC.

#### **KITCHEN BREAKFAST ROOM: 11'4 x 8'8.**

Front aspect PVC window, plain plaster ceiling, ceramic tiled floor, radiator, breakfast mini bar. Range of base and eye level units, roll edge laminate worksurface, tiled surrounds, integrated dishwasher, 1½ bowl stainless steel sink, 600mm cutlery and pan drawers, 4-ring electric induction hob, pull out extractor hood, stainless steel and glass fan oven/grill, integrated microwave, space for upright fridge freezer.

#### **LIVING ROOM: 22'7 x 11'1**

Side aspect PVC window, rear aspect window to the sunroom, French doors to sunroom, laminate flooring, two radiators, fireplace with marble hearth and surround, painted wooden mantle over, living flame log effect fire.

#### **SUNROOM: 21'6 x 11'10.**

Side aspect PVC door, PVC window sections, brick cavity base, plain plaster ceiling, "Velux" skylight, radiator, laminate flooring.

### First Floor:

#### **LANDING:**

Side aspect window, plain plaster ceiling, coving, access to loft space, airing cupboard, radiator.

#### **BATHROOM:**

Plain plaster ceiling, extractor fan, vinyl flooring, panel enclosed bath with mixer tap shower attachment, "Bristan" thermostatic static over, sliding head support, tiled surrounds, screen, inset wash hand basin with cupboard under, shaver socket, dual flush close coupled WC.

#### **BEDROOM ONE: 12'4 x 11'2.**

Rear aspect PVC window, plain plaster ceiling, radiator, built-in wardrobe.

#### **EN-SUITE:**

Side aspect PVC window, plain plaster ceiling, extractor fan, vinyl flooring, 780mm x 780mm shower enclosure with "Triton AS2000 SR" shower, wash hand basin with cupboard under, shaver socket, dual flush close coupled WC.

#### **BEDROOM TWO: 12'4 x 7'8.**

Front aspect PVC window, plain plaster ceiling, radiator, built-in wardrobe.

#### **BEDROOM THREE: 11'2 x 7'9.**

Rear aspect PVC window, plain plaster ceiling, radiator, built-in wardrobe.

#### **BEDROOM FOUR: 8'0 x 7'9.**

Front aspect PVC window, plain plaster ceiling, radiator, built-in wardrobe.

### Outside:

**FRONT GARDEN:** Refer to photograph.

#### **GARAGE: 16'9 x 7'11.**

Up and over door, side aspect window, plain plaster ceiling, access to loft space, plastered walls, wall mounted "Baxi" boiler. Door to utility room.

#### **REAR GARDEN:** Refer to photographs.

West facing, stone wall, side gate, deck.

#### **BRICK STORAGE SHED: 12'3 x 8'1.**

Pair of wooden doors to the rear garden.



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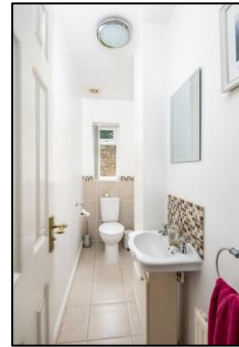
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Front



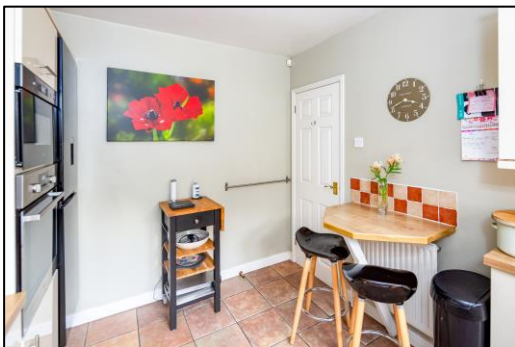
Entrance Porch and Cloakroom



Entrance Hall



Kitchen Breakfast Room



Kitchen Breakfast Room



Kitchen Breakfast Room



Utility Room



Living Room

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Living Room



Living Room



Garden Room



Garden Room



Landing



Bathroom



Bedroom One



Bedroom One



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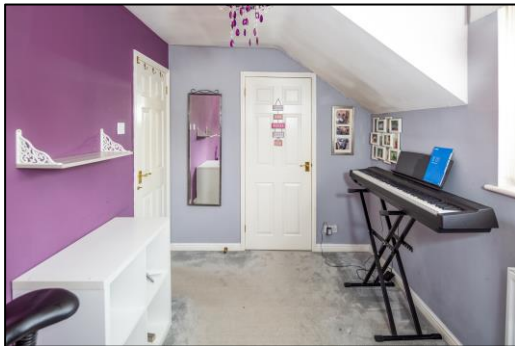
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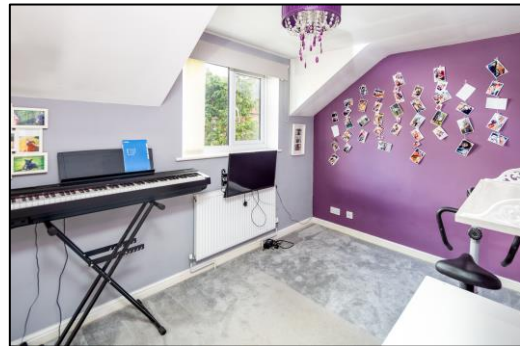
Bedroom One



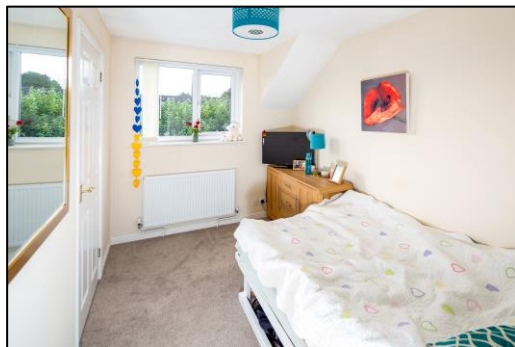
En-Suite to Bedroom One



Bedroom Two



Bedroom Two



Bedroom Three



Bedroom Four



Parking Area



Parking Area



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Parking Area



Parking Area



Rear Garden



Rear Garden



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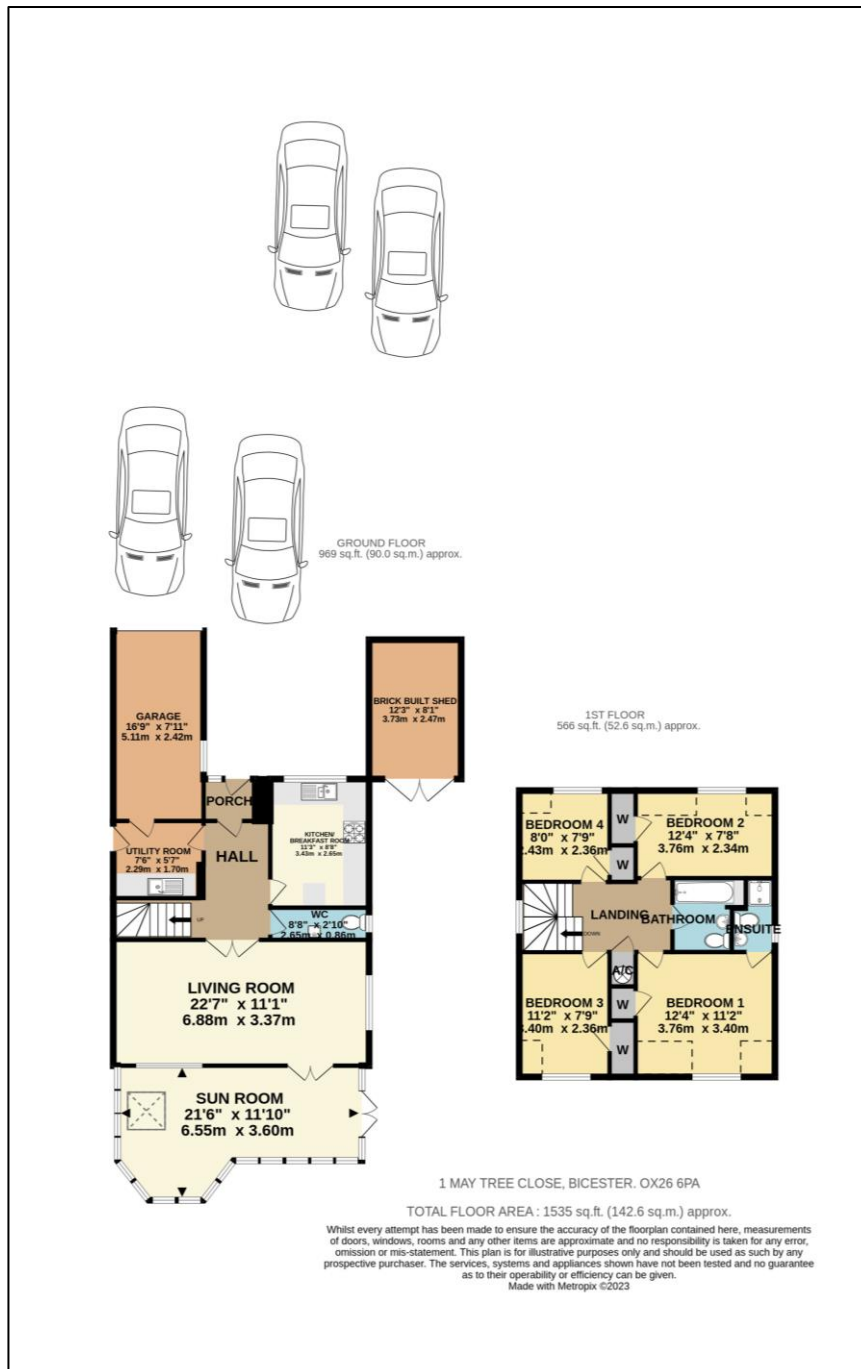
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