

# BARTON FLEMING

INDEPENDENT ESTATE AGENTS



**11 Almond Road, Bicester, Oxfordshire. OX26 2HU**

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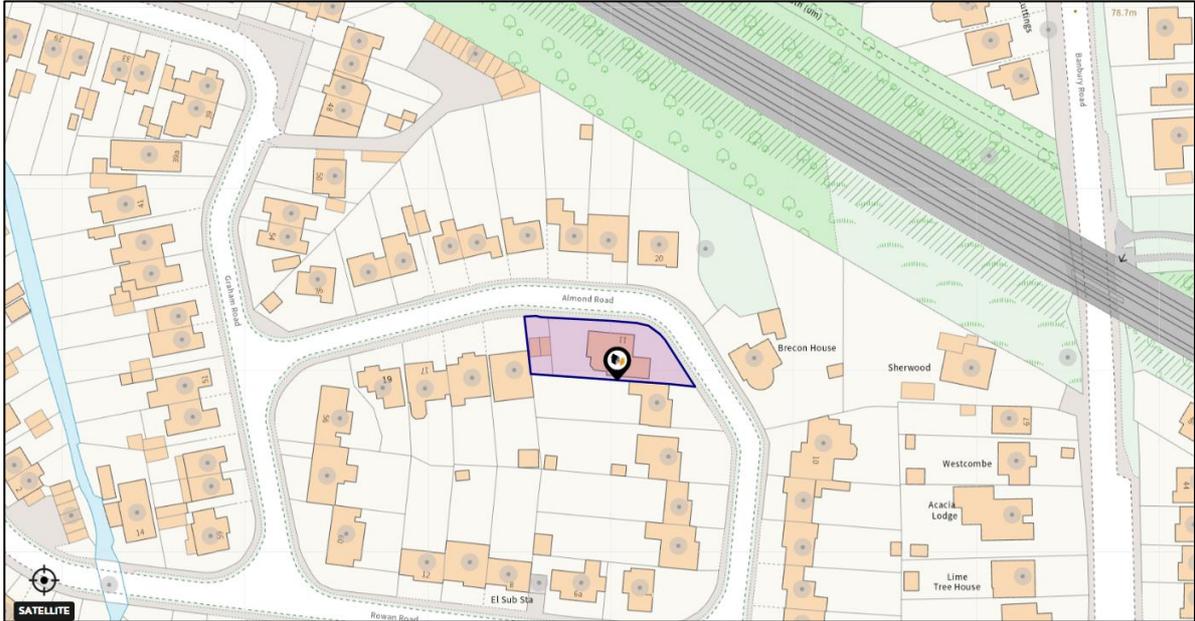
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62 North Street, Bicester. OX26 6NF

Tel: Bicester (01869)

**249922**

## 11 Almond Road, Bicester, Oxfordshire. OX26 2HU



**Four Bedroom Detached Bungalow on Large Corner Plot with Living Room, Kitchen- Diner, Conservatory, Bathroom and En-Suite, Front, Side and West Facing Rear Garden, Double Garage/Studio and Off-Road Parking for Five Cars, seven if you're having a party!**

**FREEHOLD**

**£ 575,000**

- ❖ Entrance Hall with space for furniture
- ❖ Living Room with Wood burner and patio doors to conservatory
- ❖ Relatively recently added Conservatory
- ❖ Kitchen Diner with centre island, all appliances & patio door to the garden.
- ❖ Four Bedrooms all capable of taking a double bed
- ❖ Bathroom and En-Suite with sensible sized shower (960mm x 800mm)
- ❖ Large Corner Plot with three pedestrian gates into the garden
- ❖ Front, Side and 50Ft deep x 47Ft wide West Facing Rear Garden
- ❖ Parking for 4 cars easily and maximum capacity of seven
- ❖ Originally a double garage with one lined and converted to a studio
- ❖ Walking Distance to Town Centre plus local shops on Bucknell Road

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### Key Facts for Buyers:

**EPC:** On Order  
**Council Tax:** Band D  
Approx. £2,351 per annum.

Leaded light PVC glazed front door to:

#### **ENTRANCE HALL**

Side aspect leaded light window adjacent to the door, plain plaster ceiling, two radiators, 'Karndean' flooring, airing cupboard with larger pressurized hot water cylinder, built-in cupboard.

#### **BEDROOM ONE: 12'4 x 11'3 narrowing to 9'3.**

Front aspect PVC window, plain plaster ceiling, coving, radiator, wall-to-wall 5-door wardrobe.

#### **EN-SUITE: 5'3 x 9'4 narrowing to 5'10.**

Side aspect PVC window, plain plaster ceiling, extractor fan, downlighting, ceramic tiled floor, fully tiled walls, chrome heated towel rail, 960mm x 800mm shower enclosure, thermostatic shower with fixed power head, concealed cistern dual flush WC, wall hung wash hand basin.

#### **BEDROOM THREE: 11'3 x 8'4.**

Side aspect PVC window, plain plaster ceiling, radiator.

#### **BATHROOM: 8'3 x 5'6.**

Twin front aspect PVC windows, plain plaster ceiling, sunken lights, ceramic tiled floor, chrome heated towel rail, concealed cistern dual flush WC, pedestal wash hand basin, cast iron enameled panel enclosed bath, mixer tap shower attachment, sliding head support.

#### **BEDROOM TWO: 13'11 x 8'9.**

Side aspect PVC window, plain plaster ceiling, radiator, "Virgin" box.

#### **BEDROOM FOUR: 10'1 x 8'9.**

Front aspect PVC window, plain plaster ceiling, radiator, mdf fitted cupboards and shelves.

#### **LIVING ROOM: 16'5 x 11'11.**

Rear aspect PVC sliding patio door to the conservatory, plain plaster ceiling, coving, Oak flooring, 'JØTUL' wood burner with wooden mantel over plus hearth, radiator.

#### **CONSERVATORY: 13'1 x 8'4.**

Dwarf brick cavity base, PVC window sections and French doors to the garden, pitched glass roof, downlighting, laminate flooring, wall mounted heater, plastered walls, wall light, 13A power.

#### **KITCHEN DINER: 16'7 x 14'8.**

Rear aspect PVC patio doors, side aspect PVC window, plain plaster ceiling, radiator, ceramic tiled floor, space for dining table and six chairs. All with solid Oak doors, a range of tall, base and wall units, granite worksurfaces and upstands, 600mm tall unit with stainless steel and glass fan-oven/grill, stainless steel and glass integrated microwave, 600mm integrated dishwasher, 600mm sink base unit with stainless steel undermounted sink, integrated washer, integrated dryer, pair of 450mm base units either side of 800mm cutlery and pan drawers, pair of 300mm tall slide out racked larder units and overhead locker with 900mm fridge/freezer, 1700mm x 900mm central island comprising a pair of 500mm base units either side of integrated bin, pair of 350mm base units either side of 800mm cutlery and pan drawers, granite worksurface, 4-ring ceramic induction hob, stainless steel and glass extractor hood.

#### Outside:

#### **FRONT GARDEN: refer to photograph**

Parking for up to five cars.

#### **REAR GARDEN: refer to photographs**

West facing, three gates, block paving for sheds etc.

#### **DOUBLE GARAGE: Refer to plan.**

One garage converted into a studio. Driveway further parking for 2 cars side-by-side.

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Front



Hall



Bedroom One



Bedroom One



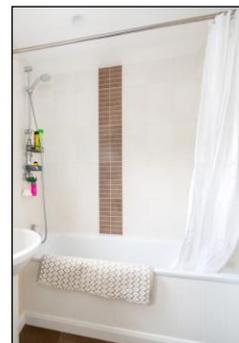
Bedroom One



En-suite to Bedroom One  
with 960mm x 800mm shower tray



Bedroom Three



Main Bathroom

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Bedroom Four



Bedroom Two



Living Room with Wood Burning Stove



Living Room with Wood Burning Stove



Conservatory



Conservatory



Kitchen Diner



Kitchen Diner

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Kitchen Diner



Kitchen Diner

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Rear Garden



Rear Elevation



50Ft x 47Ft West Facing Rear Garden



Rear Garden Centre Lawn



50Ft x 47Ft West Facing Rear Garden



Block Paving for Sheds Etc., Studio Rear



Garage & Studio & Parking for two cars

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		80 C
55-68	D	59 D	
39-54	E		
21-38	F		
1-20	G		

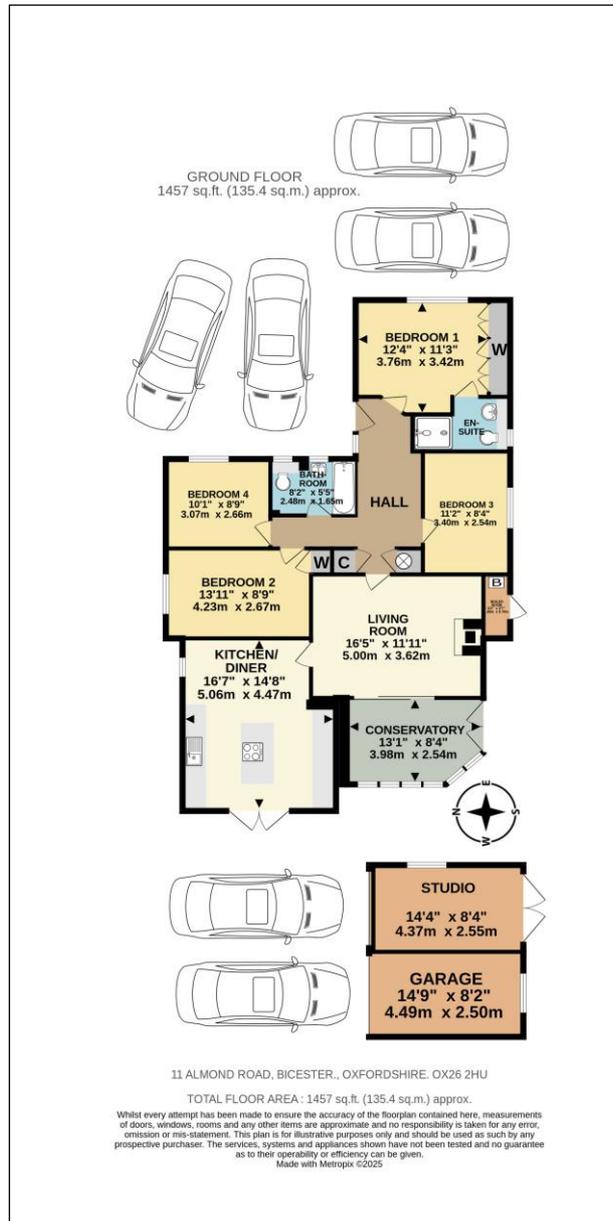
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