

BARTON FLEMING

INDEPENDENT ESTATE AGENTS



12 Sherwood Close, Launton, Oxfordshire. OX26 5DR

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62 North Street, Bicester. OX26 6NF

Tel: Bicester (01869)

249922

12 Sherwood Close, Launton, Oxfordshire. OX26 5DR



Three Bedroom Detached House with Living Room, Garden Room, Kitchen Diner, Bathroom and En-Suite, Front and Rear Gardens , High Specification Garden Office, Off-Road Parking to the Front.

FREEHOLD

£ 475,000

- ❖ Entrance Hall and Cloakroom
- ❖ Study
- ❖ Living Room
- ❖ Garden Room
- ❖ Kitchen Diner
- ❖ Landing
- ❖ Three Bedrooms
- ❖ Bathroom and En-Suite
- ❖ Front and Rear Gardens
- ❖ High Specification Garden Office
- ❖ Close to Local Amenities

VIEWING
APPOINTMENT:

DAY:

TIME:

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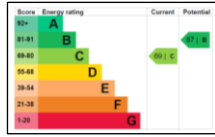
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Key Facts for Buyers:

EPC: Rating of C (69).
Council Tax: Band D
Approx. £2,464 per annum.



Ground Floor:

SLOPING PORCH:

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

ENTRANCE HALL:

Side aspect PVC window, plain plaster ceiling, coving, ceramic tiled floor, radiator, built-in coat cupboard, thermostat for central heating, staircase.

STUDY: 11'4 x 6'4

Front aspect PVC window, plain plaster ceiling, coving, downlighting.

CLOAKROOM:

Plain plaster ceiling, extractor fan, ceramic tiled floor, radiator, pedestal wash hand basin, dual flush close coupled WC.

LIVING ROOM: 15'5 narrowing to 10'9 and 9'5 x 12'9

Side aspect PVC window, open plan to Garden Room, plain plaster ceiling, coving, TV point, telephone point, click laminate flooring.

GARDEN ROOM: 10'11 x 10'2

Stone cavity base, PVC window sections, PVC French doors, plain plaster vaulted ceiling, radiator, click laminate flooring.

KITCHEN DINER: 17'9 x 9'7

Front aspect PVC window, rear aspect PVC window, half glazed security door, plain plaster ceiling, radiator, vinyl flooring. Range of tall base and eye level units, square edge laminate worksurfaces, tiled surrounds, 50:50 fridge freezer, double cavity stainless steel and glass fan oven/oven grill and pan drawers, stainless steel and glass extractor hood, integrated dryer, 600mm cutlery and pan drawers, integrated washing machine, composite sink, integrated dishwasher, tall larder unit, 750mm pan drawers, wine rack and display cabinet.

First Floor:

LANDING:

Access to loft space, plain plaster ceiling, coving, bulkhead airing cupboard.

BEDROOM ONE: 10'11 x 10'6

Front aspect PVC window, plain plaster ceiling, second access to loft space, coving, radiator, dimmer switch, TV lead, built-in wardrobe.

EN-SUITE: 6'6 x 6'2

Rear aspect PVC window, plain plaster ceiling, extractor fan, downlighting, radiator, ceramic tiled floor, shower enclosure with thermostatic shower, sliding head support, wall hung wash hand basin and shaver socket, dual flush close coupled WC.

BEDROOM TWO: 10'2 overall including wardrobe narrowing to 7'5 x 12'9

Twin front aspect PVC window, plain plaster ceiling, coving, radiator, laminate flooring, 4-door wardrobe.

BEDROOM THREE: 9'7 overall including wardrobe narrowing to 6'10 x 12'9

Rear aspect PVC window, plain plaster ceiling, coving, radiator, built-in 4-door wardrobe, telephone point.

BATHROOM: 7'2 x 6'3

Side aspect PVC window, plain plaster ceiling, downlighting, extractor fan, ceramic tiled floor, radiator, panel enclosed bath with mixer tap, "Mira Event XS" electric shower, sliding head support, tiled surrounds, screen, dual flush close coupled WC, wall hung wash hand basin, shaver socket.

Outside:

FRONT GARDEN: refer to photograph

REAR GARDEN: refer to photographs

Side gate, west facing, deck.

GARDEN OFFICE: 16'6 x 9'10

Pair of sliding PVC patio doors to side, two front aspect PVC windows, plain plaster ceiling, metal RCD/MCB electricity consumer unit, paneled walls, wall mounted heater, two wall light points, laminate floor.

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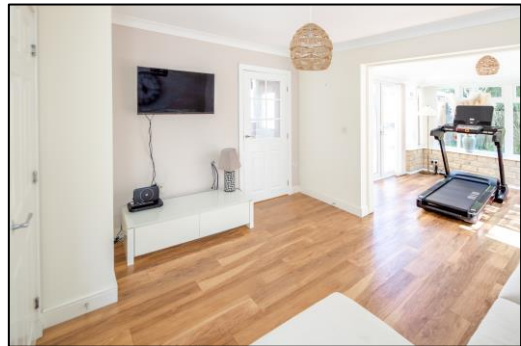
Entrance Hall



Cloakroom



Living Room



Living Room



Garden Room



Kitchen Diner



Kitchen Diner



Kitchen Diner

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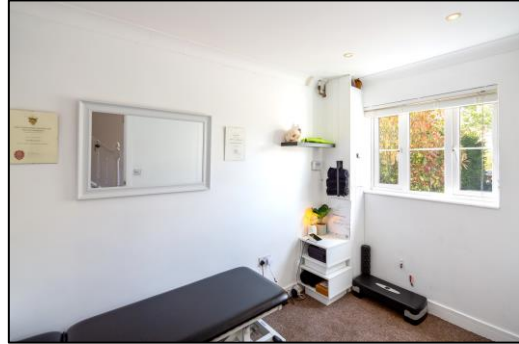
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Study



Study



Landing



Bedroom One



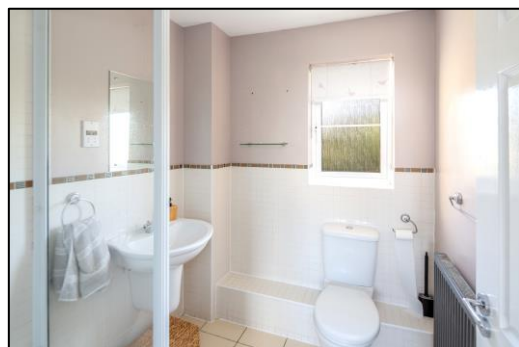
Bedroom One



Bedroom One



Bedroom One



En-Suite to Bedroom One

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Bedroom Three



Bedroom Three



Bathroom



Rear Garden



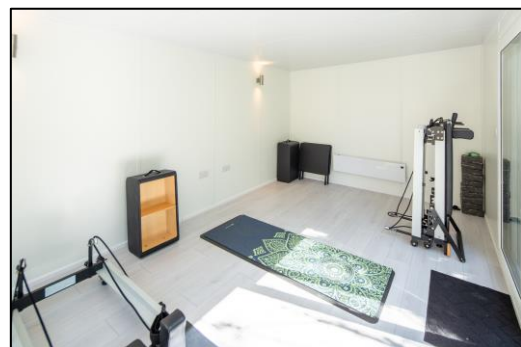
Rear Garden



Rear Elevation



Garden Office



Garden Office

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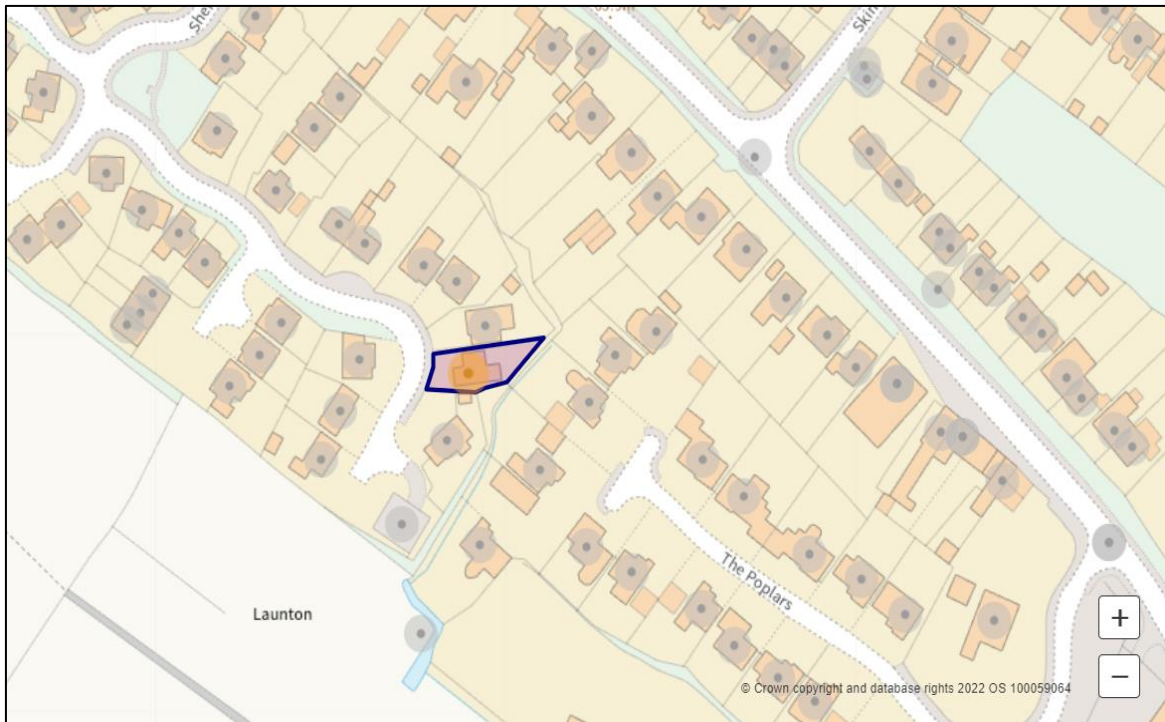
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Garden Office



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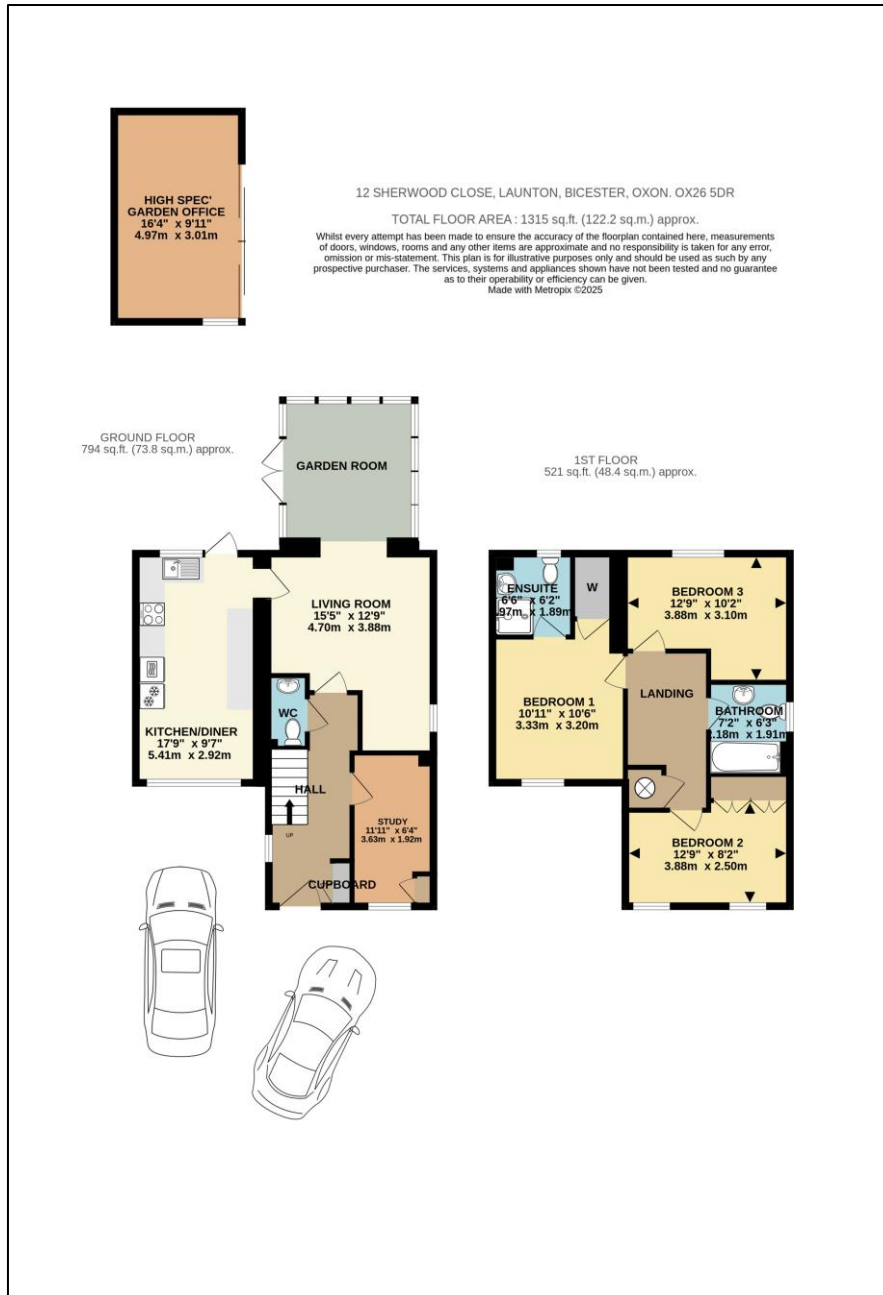
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