

# BARTON FLEMING

INDEPENDENT ESTATE AGENTS



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

*Close to Bicester North Train Station and within walking distance of the town centre, westerly facing garden, re-fitted Kitchen Breakfast Room, En-Suite and Bathroom*

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E-mail: [info@bartonfleming.co.uk](mailto:info@bartonfleming.co.uk)  
62 North Street, Bicester. OX26 6NF

Tel: Bicester (01869)

## 249922

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



**A Four Bedroom Detached House with Cloakroom, Kitchen Breakfast Room, Living Room, Conservatory, Bathroom and En-Suite, Rear Garden, Garage and Parking to the Front**

**FREEHOLD**

**£ 485,000**

- ❖ Entrance Porch and Entrance Hall
- ❖ Cloakroom
- ❖ Re-fitted Kitchen Breakfast Room
- ❖ Living Room
- ❖ Conservatory
- ❖ Landing
- ❖ Four Bedrooms
- ❖ Re-fitted Bathroom and En-Suite
- ❖ Rear Garden, Garage and Parking
- ❖ Walking Distance to Bicester Trains Stations and Town Centre

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### **Key Facts for Buyers:**

**EPC:** Rating of C (77).

**Council Tax:** Band E

Approx. £3,157 per annum.

### **Ground Floor:**

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

#### **ENTRANCE PORCH:**

Half glazed PVC front door to entrance hall, door to garage, gas meter box.

#### **ENTRANCE HALL:**

Plain plaster ceiling, coving, side aspect window on staircase, Oak flooring, radiator, understairs cupboard, turning staircase.

#### **CLOAKROOM: 7'7 x 2'8**

Side aspect PVC window, plain plaster ceiling, extractor fan, vinyl flooring, dual flush close coupled WC, wash hand basin.

#### **REFITTED KITCHEN BREAKFAST ROOM: 14'7 x 8'9**

Front aspect PVC window, plain plaster ceiling, downlighting, radiator, ceramic tiled floor, breakfast bar. Range of tall base and eye level units, Quartz worksurface, tall larder unit (400mm wide) with slide out rack, tall unit (600mm wide) with fitted fan oven/grill, integrated 1000mm fridge and 640mm freezer, 300mm base unit, 600mm integrated bins, 600mm cutlery and pan drawers, 4-ring ceramic hob, extractor hood, 1000mm corner base unit with 500mm door, 200mm base unit, integrated dishwasher, 600mm undersink base unit, composite sink, integrated washing machine.

#### **LOUNGE DINER: 22'8 x 11'0**

Rear aspect PVC French doors, plain plaster ceiling, coving, Oak flooring, radiator.

#### **CONSERVATORY: 10'8 x 7'11**

Rear aspect PVC French door, PVC window sections, dwarf wall, pitched solid roof, ceramic tiled floor.

### **First Floor:**

#### **LANDING:**

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

#### **BATHROOM: 6'8 x 5'0**

Plain plaster ceiling, extract fan, downlighting, vinyl flooring, P-shaped bath with thermostatic shower, rain head, second hand held head, sliding head support, screen, inset wash hand basin, concealed cistern dual flush WC.

#### **BEDROOM ONE: 12'3 x 11'2**

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

#### **EN-SUITE: 6'8 x 3'10**

Side aspect PVC window, plain plaster ceiling, downlighting, vinyl flooring, shower enclosure with rain head, concealed cistern dual flush WC, single moulded basin with cupboard under.

#### **BEDROOM TWO: 12'10 x 7'8**

Twin rear aspect PVC windows, plain plaster ceiling, radiator, built-in wardrobe.

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

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

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

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

### **Outside:**

**FRONT GARDEN:** refer to photograph

**REAR GARDEN:** refer to photographs

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## 249922



Cloakroom and Entrance Porch



Entrance Hall



Entrance Hall



Kitchen Breakfast Room



Kitchen Breakfast Room



Kitchen Breakfast Room



Lounge Diner



Lounge Diner

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Lounge Diner



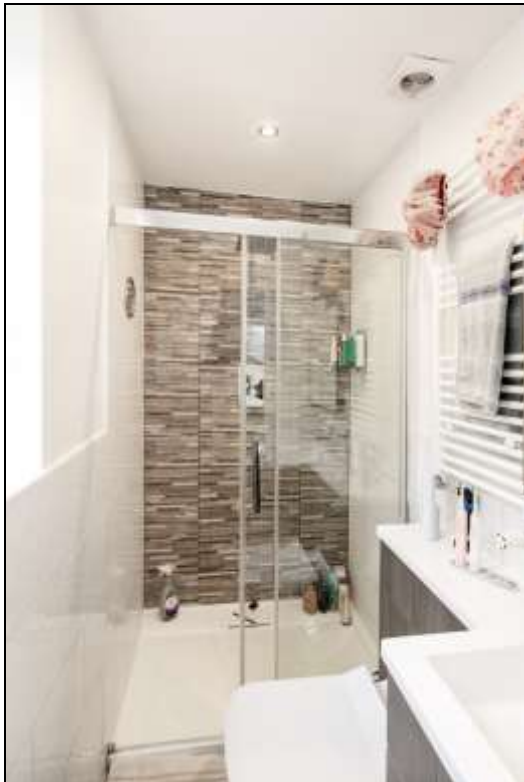
Conservatory



Landing



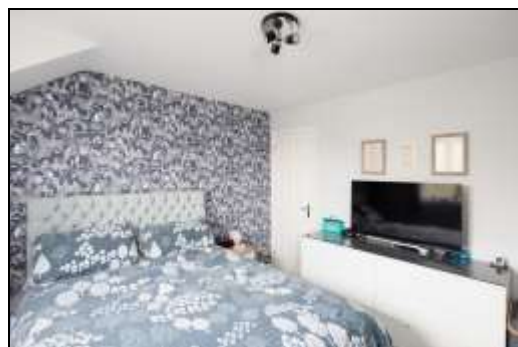
Bedroom One



En-Suite to Bedroom One



Bedroom One



Bedroom One

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Bedroom Two



Bedroom Two



Bedroom Two



Bathroom



Bedroom Three



Bedroom Four



Rear Garden



Rear Garden

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**Space for Notes**

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