



**Connells**

Lysander Close  
Bicester

### Property Description

Positioned in a pleasant cul-de-sac location, this spacious and versatile semi-detached home offers well-presented accommodation ideally suited to modern family living.

The property welcomes you with an entrance hall leading into a generous living room, perfect for relaxing and entertaining and to the rear, the kitchen diner provides ample space for family meals and everyday living. A particularly flexible multi-use room, currently utilised as an additional bedroom, benefits from a spacious en-suite and could equally serve as a home office, playroom, or guest suite depending on individual requirements.

Upstairs, the property boasts three well-proportioned double bedrooms along with a family bathroom. Externally, there is a rear garden offering space to enjoy the outdoors, together with driveway parking to the front.

Conveniently positioned close to local amenities, well-regarded primary and secondary schools, and with excellent transport links within easy reach, this property combines comfort, practicality, and location in equal measure.



### **Entrance Hall**

Laminate floor, built in storage, window to the side, door access to living room

### **Living Room**

Laminate floor, window to the front of the property, access to kitchen diner, additional room and stairs

### **Kitchen Diner**

Laminate floor, wall and base units, integrated double oven, five burner gas hob, space for dishwasher, fridge freezer, built in under stairs storage, window and door to rear garden, access to cloakroom

### **Cloakroom**

Laminate floor, wc, basin, window to side of property

### **Additional Reception Room**

Versatile room, laminate floor, built in storage, skylight window, window to rear garden, access to en-suite, door to rear garden. En-suite- Walk in shower, wc, basin, window to front of property

### **Landing**

Laminate floor, access to bedrooms and bathroom, loft access point

### **Bedroom One**

Double bedroom, built in storage, above stairs storage, two windows to the rear of the property

### **Bedroom Two**

Double bedroom, laminate floor, window to front of property

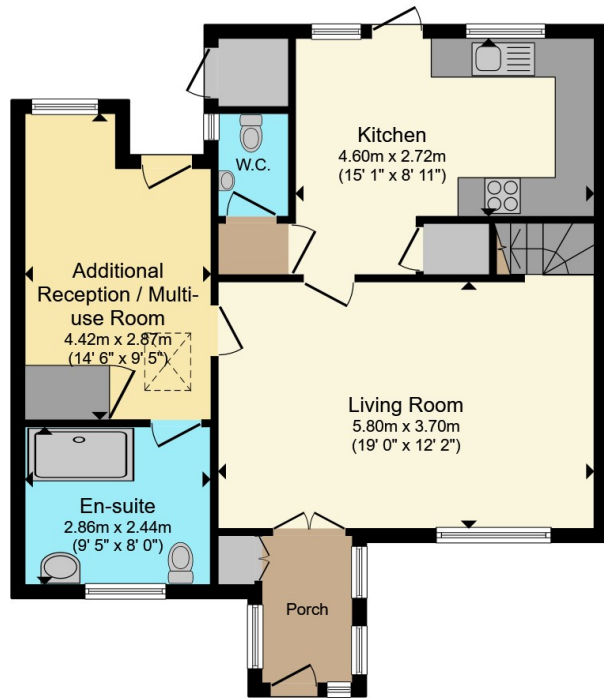
### **Bedroom Three**

Double bedroom, laminate floor, window to front of property

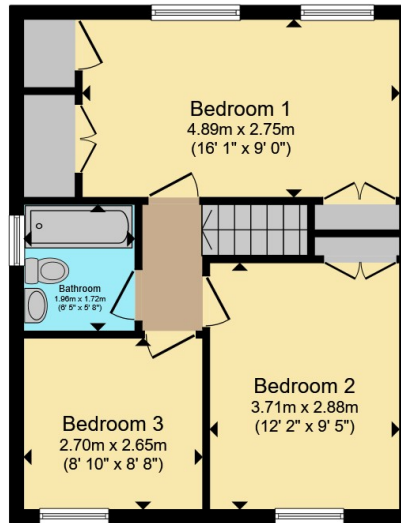
### **Bathroom**

Laminate floor, partially tiled walls, bath with electric shower, wc, basin, window to side of property





**Ground Floor**



**First Floor**



Total floor area 111.8 m<sup>2</sup> (1,203 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by [www.propertybox.io](http://www.propertybox.io)



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EPC Rating: D Council Tax Band: C

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Tenure: Freehold



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