



36 Whimbrel Close, Bicester

Bicester



Guide Price £350,000



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CHAIN FREE | THREE BEDROOM SEMI-DETACHED HOME | LANGFORD VILLAGE | PRIVATE GARDEN | ALLOCATED PARKING

Situated within the highly sought-after Langford Village development, this well presented chain free bedroom semi-detached home offers a fantastic opportunity for buyers seeking a comfortable and practical property in a convenient Bicester location. The property also benefits from a **new** boiler fitted in 2025.

From the moment you step inside, the welcoming entrance hall provides access to the ground-floor accommodation, and features a useful downstairs cloakroom.

The generously proportioned lounge is a bright and inviting space, benefiting from a large window which allows plenty of natural light to fill the room. From here, the accommodation flows naturally through to the **kitchen/diner**, creating a sociable and versatile area well suited to both everyday family life and entertaining.



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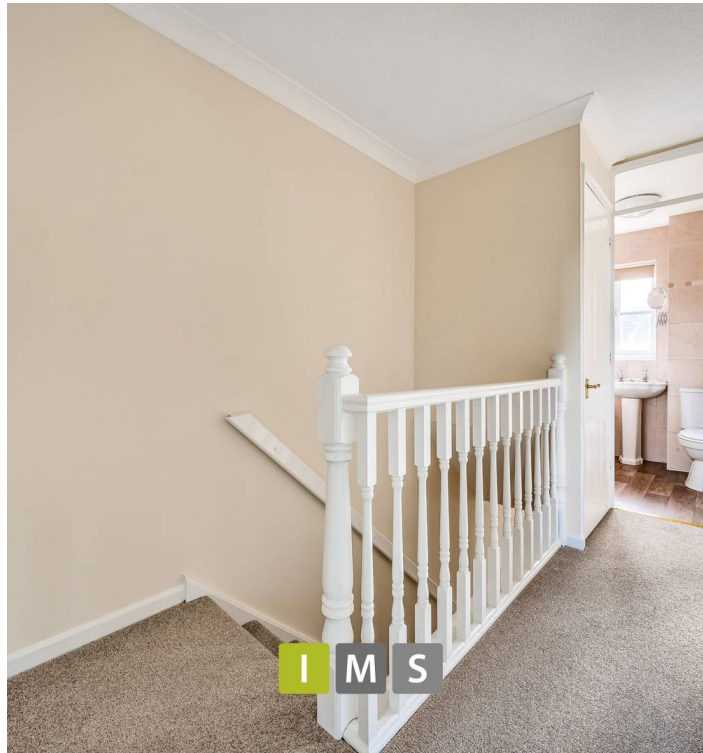
Bicester

The kitchen is fitted with an integrated hob and oven, with the adjoining dining area enjoying a pleasant outlook over the rear garden. Large patio doors open directly onto the garden, creating a seamless connection between the indoor and outdoor living spaces.

To the first floor, there are **three bedrooms**, comprising two well-sized double bedrooms and a versatile single bedroom, which would make an ideal child's bedroom, home office or dressing room depending on individual requirements. A family bathroom completes the first-floor accommodation.

Outside, the property benefits from a **private enclosed rear garden**, offering a good degree of privacy and providing an excellent space for relaxing, entertaining and outdoor dining. A paved patio area immediately adjoining the property leads onto the remainder of the garden, which is predominantly laid to lawn. A pathway provides access to the garden shed, offering useful additional storage.

To the front, there is off road parking , adding further practicality to this appealing family home.



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Langford Village is a popular residential development, conveniently positioned for access to Bicester town centre and a wide range of local amenities, schools and recreational facilities. **Bicester Village** is also close by, providing an excellent choice of designer shopping, cafés and restaurants.

For commuters, Bicester train stations offer regular services providing convenient connections towards **London and Oxford**, while the town's road links also provide easy access to the wider area.

Chain Free, this property is an excellent choice for first-time buyers, families buyers looking to move without the complications of an onward chain. With its well planned accommodation, private garden, generous parking and desirable location.

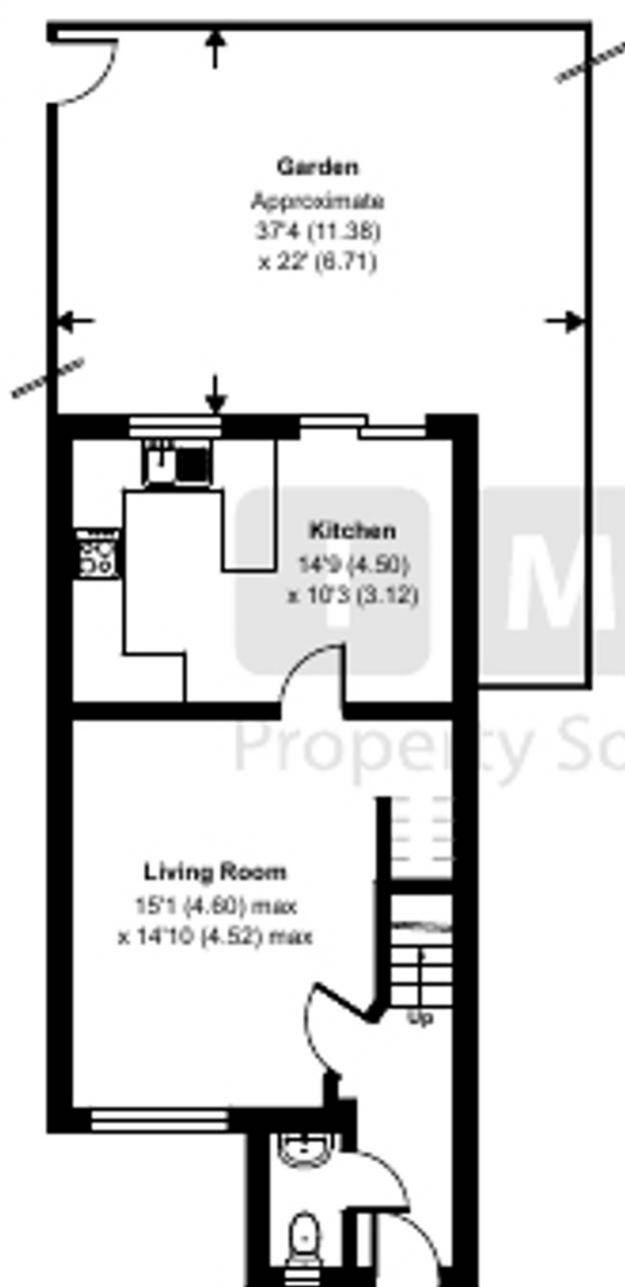
Key Information

- Price: £350,000
- Tenure Freehold
- Council Tax Band: C
- EPC: C
- Utilities: Gas, electric, water and drainage
- Construction: Brick
- Parking :- Allocated parking
- Estimated broadband speeds: Standard 29 mbps / Ultrafast 1800 mbps
- Mobile signal: check <https://checker.ofcom.org.uk/en-gb/mobile-coverage>
- Flood risk: Surface water Very low

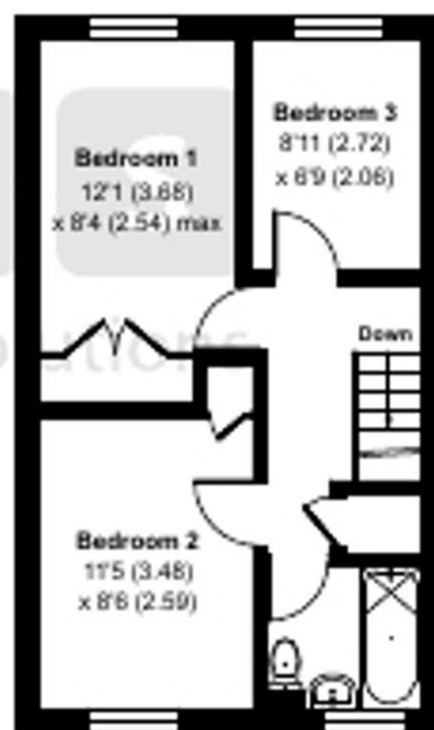
Whimbrel Close, Bicester, OX26

Approximate Area = 816 sq ft / 75.8 sq m

For identification only - Not to scale



GROUND FLOOR



FIRST FLOOR



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © RICS 2024.
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