

# BARTON FLEMING

INDEPENDENT ESTATE AGENTS



**49 Browning Drive, Bicester, Oxfordshire. OX26 2XW**

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62 North Street, Bicester. OX26 6NF

Tel: Bicester (01869)

249922

**49 Browning Drive, Bicester, Oxfordshire. OX26 2XW**



**A Four Bedroom Detached Bungalow with  
Living Room, Dining Room, Kitchen, Family Room,  
Bathroom and En-Suite, Front and Rear Gardens and  
Garage with Driveway Parking for Two Cars**

**FREEHOLD**

**£ 550,000**

- ❖ Entrance Hall
- ❖ Dining Room
- ❖ Kitchen
- ❖ Family Room
- ❖ Living Room
- ❖ Inner Hall
- ❖ Bathroom and En-Suite
- ❖ Four Bedrooms (Bedroom 4 currently used as a craft room)
- ❖ Front and Rear Gardens
- ❖ Garage and Driveway Parking for Two Cars

**VIEWING  
APPOINTMENT:**

DAY:

TIME:

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## **Key Facts for Buyers:**

**EPC:** Rating of C (72).  
**Council Tax:** Band C  
Approx. £2,190 per annum.

## **Ground Floor:**

Disabled ramp, outside courtesy light, PIR security light, electric meter box, part-glazed PVC front door to:

### **ENTRANCE HALL:**

Plain plaster ceiling, ceramic tiled floor, walk-in cupboard, built-in cupboard, open plan to:

### **DINING ROOM: 10'11 x 10'7**

Front aspect PVC window, plain plaster ceiling, radiator, ceramic tiled floor.

### **KITCHEN: 14'2 x 10'11**

Open plan to family extension, plain plaster ceiling, downlighting, ceramic tiled floor, door to garage. Range of base and eye level units, roll edge laminate worksurfaces, tiled surround, 800mm base unit with two 400mm doors, second 800mm base unit with two 400mm doors, 1100mm "Cuisemaster" dual fuel range cooker with three electric ovens and grill, 5-ring gas burners, warming plate, 900mm extractor hood, tiled splashback, third 800mm base unit with two 400mm doors, 300mm base unit, space for dishwasher, 800mm undersink base unit with two 400mm doors, 1½ bowl stainless steel sink, 1200mm breakfast bar, 640mm space for upright fridge freezer, two 500mm drawers/units with display unit over.

### **FAMILY ROOM EXTENSION: 21'7 x 7'10**

Rear aspect glazed door to garden, door to Bedroom 4/Craft Room, rear aspect PVC window, rear aspect PVC French doors, plain plaster ceiling, radiator, ceramic tiled floor, 2340mm built-in dresser unit, open plan to:

### **LIVING ROOM: 16'9 x 10'10**

Open plan to hall and family room, plain plaster ceiling, radiator, ceramic tiled floor, multi-fuel stove (*estimated 5kw*).

### **INNER HALL:**

Plain plaster ceiling, access to loft space (*part-boarded*), built-in cupboard, ceramic tiled floor.

### **BATHROOM: 8'7 x 5'4**

Front aspect PVC window, plain plaster ceiling, extractor fan, ceramic tiled floor, chrome heated towel rail, fully tiled walls, built-in furniture with concealed cistern dual flush WC, inset wash hand basin, panel enclosed bath with mixer tap, thermostatic shower over, rain head, second hand held head, sliding head support, screen.

### **BEDROOM ONE: 13'4 x 12'3**

Rear aspect PVC window, side aspect PVC French doors, plain plaster ceiling, coving, radiator, ceramic tiled floor.

### **EN-SUITE: 5'5 x 4'10**

Side aspect PVC window, plain plaster ceiling, downlighting, ceramic tiled floor, chrome heated towel rail, fully tiled walls, 780mm x 780mm quadrant shower enclosure with grips, wash hand basin with cupboard under, concealed cistern dual flush WC.

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## **BEDROOM TWO: 13'4 x 9'9**

Side aspect PVC window, plain plaster ceiling, radiator, laminate flooring.

## **BEDROOM THREE: 11'10 x 8'11**

Twin front aspect PVC windows, plain plaster ceiling, downlighting, laminate flooring, radiator.

## **BEDROOM FOUR: 11'7 x 8'10**

Rear aspect PVC window, plain plaster ceiling, downlighting, radiator, ceramic tiled floor, door to garage.

## **Outside:**

**FRONT GARDEN:** refer to photograph  
Gate.

**REAR GARDEN:** refer to photographs

Approx 95 ft x 50ft. South/South-East orientation. PIR light, side aspect gate, patio, summer house.

## **GARAGE:**

Up and over door, light and power, driveway parking for two cars (*capacity to increase to 3-4 cars without ramp*).



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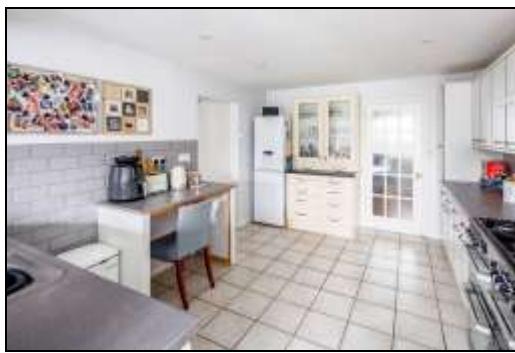
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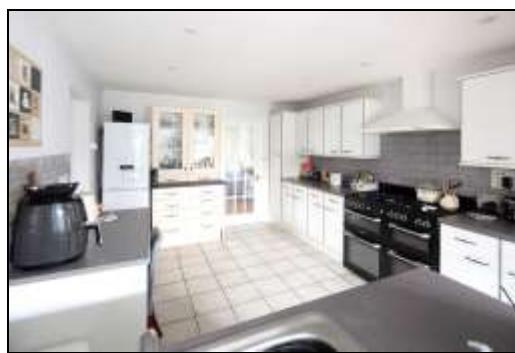
Entrance Hall



Dining Room



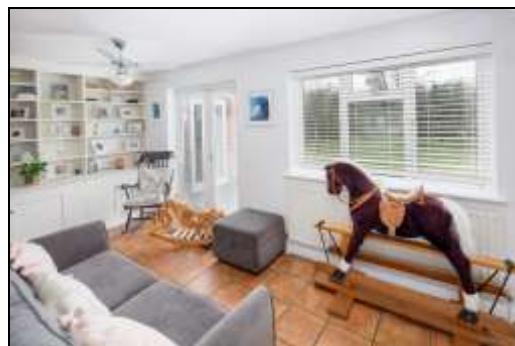
Kitchen



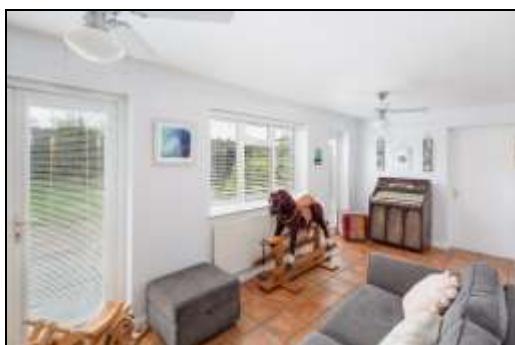
Kitchen



Kitchen



Family Room



Family Room



Living Room

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Living Room



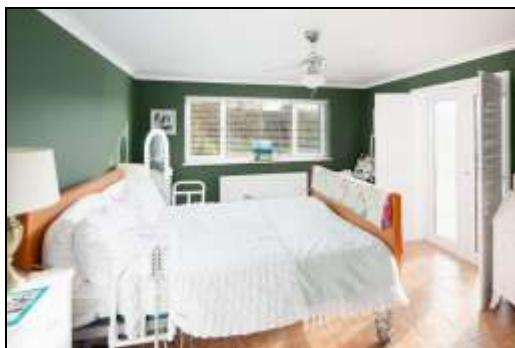
Bathroom



Bedroom One



Bedroom One



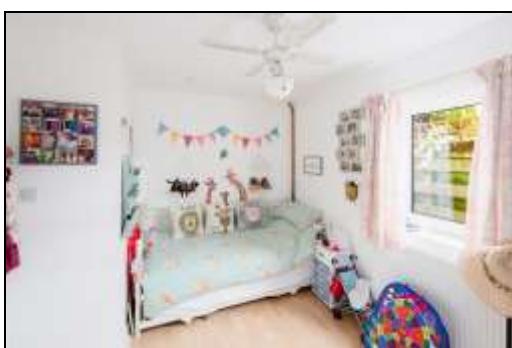
Bedroom One



En-Suite to Bedroom One



Bedroom Two



Bedroom Two

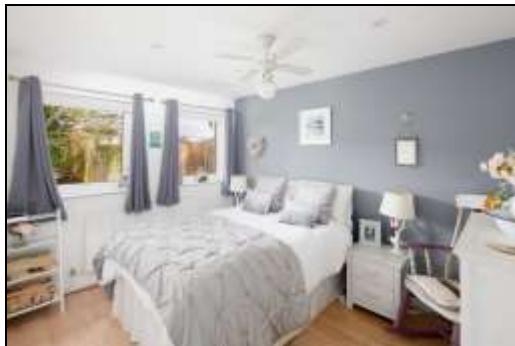
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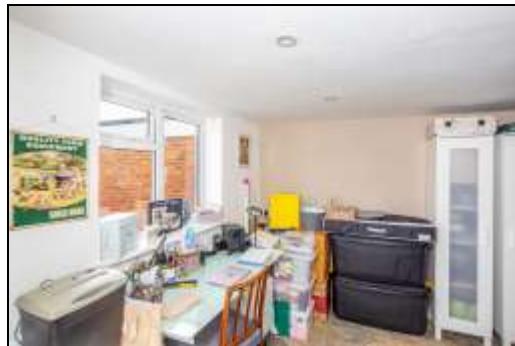
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Bedroom Three



Bedroom Four/Craft Room



Summer House



Rear Garden



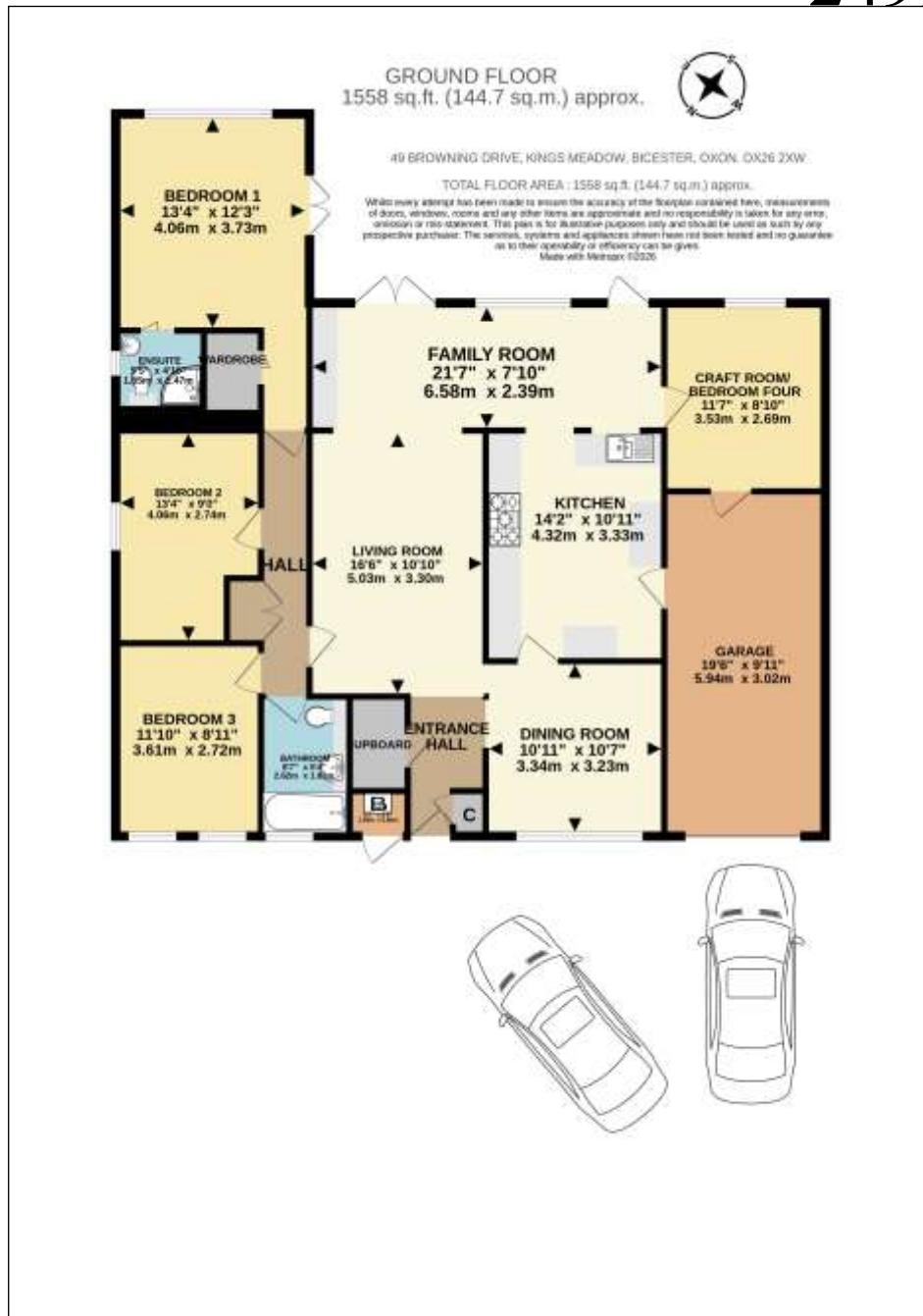
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