



**Quadrant Estate Agents**

**£550,000**



**Kestrel Way, Bicester, OX26 6YA**

**4 Bedrooms & 2 Bathrooms**

- Freehold
- EPC Rating - D
- Construction - Brick under Tiled Roof
- Mains Gas
- Mobile Phone Coverage - Please check using the Ofcom Website
- Council Tax Band - E
- Council - Cherwell District Council
- Mains Water
- Mains Electricity
- Internet Coverage - Please check using the Ofcom Website

01869 241166

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Approximate Gross Internal Area 1314 sq ft - 122 sq m  
(Excluding Garage & Outbuilding)

Ground Floor Area 660 sq ft - 61 sq m

First Floor Area 654 sq ft - 61 sq m

Garage Area 286 sq ft - 27 sq m

Outbuilding Area 104 sq ft - 10 sq m



A Superbly Presented Four Bedroom Detached Family Home on the development of Langford Village close to Bicester Village Mainline Train Station, Town Centre and Excellent Road Links. The property layout has been tastefully designed and brought up to modern day living standards by the present owners now offering; Storm Porch, Cloakroom, Open Plan Shaker Style Kitchen/Dinning Room with a Range of Integrated Appliances. Dual Aspect Sitting Room, Office leading through to Double Garage. On the First Floor there are Four Bedrooms all with Built in Wardrobes and En-Suite Bathroom to Master Bedroom, Family Bathroom. The property is tucked away on a corner plot with a pleasant front garden being mainly laid to lawn and driveway providing parking for several vehicles leading to the Double Garage. Gated Side Access leads through to a Private Enclosed Rear Garden. An early appointment to view in order to appreciate the high standard of finish comes very highly recommended.



IMPORTANT: We would like to inform prospective purchasers that these sales particulars have been prepared as a general guide only. A detailed survey has not been carried out, nor the services, appliances and fittings been tested. Room sizes should not be relied upon for furnishing purposes; they are approximate. If floor plans are included, they are for guidance only and illustration purposes only and may not be to scale. If there are any important matters likely to affect your decision to buy, please contact us before viewing the property.

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