



Quadrant Estate Agents

£450,000



5, Shelley Close

Bicester, OX26 2YZ

****MOTIVATED SELLER** **OPEN TO OFFERS****

Situated within a highly sought-after and established residential area and tucked away in a private corner of a quiet cul-de-sac, this well-presented detached family home offers generous and versatile accommodation, having been thoughtfully extended to the rear to enhance the ground floor living space.

The property provides well-balanced accommodation throughout, comprising a welcoming entrance hall with useful storage, a ground floor cloakroom, and spacious reception accommodation benefitting from the rear extension to the kitchen, creating an excellent family living and entertaining space. The kitchen is well-proportioned, with access to the integral garage, offering additional storage potential or scope for further conversion (subject to any necessary consents).

To the first floor are three genuine double bedrooms, all of excellent proportions, together with a modern family shower room. Further built-in storage is provided, enhancing the practicality of the home.

Externally, the property occupies a generous plot with a particularly large and private rear garden, ideal for families and outdoor entertaining. To the front, there is driveway parking leading to the integral garage.

This is a superb opportunity to acquire a spacious, extended detached home in a popular residential location, well suited to family occupation.

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ACCOMMODATION

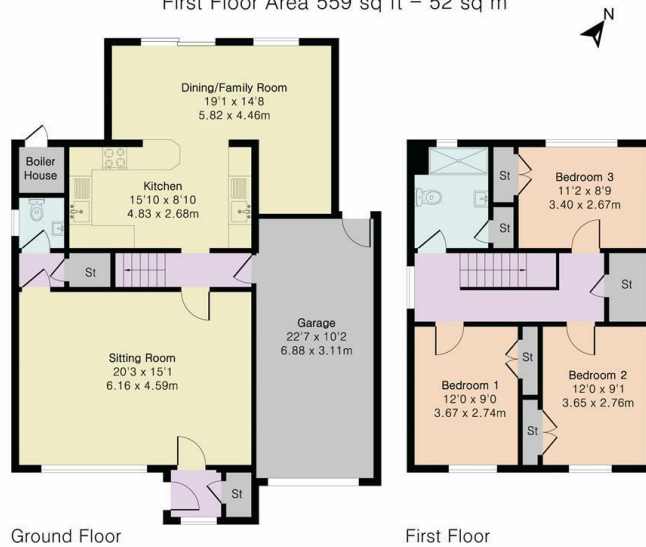
- Detached Corner Plot
- Large Rear Garden
- Extended to Rear
- Garage & Off Street Parking
- Three Double Bedrooms
- Integral Garage
- Popular Residential Location
- Close to Schools and Shops
- Good Transport Links Nearby to Oxford & London



**Approximate Gross Internal Area 1602 sq ft - 149 sq m
(Including Garage)**

Ground Floor Area 1043 sq ft – 97 sq m

First Floor Area 559 sq ft – 52 sq m



Floor plan produced in accordance with RICS Property Measurement 2nd Edition. Although Pink Plan Ltd ensures the highest level of accuracy, measurements of doors, windows and rooms are approximate and no responsibility is taken for error, omission or misstatement. These plans are for representation purposes only and no guarantee is given on the total square footage of the property within this plan. The figure icon is for initial guidance only and should not be relied on as a basis of valuation.



10Market Square, Bicester, Oxfordshire, OX26 6AD

t 01869 241166

sales@quadrant-estates.co.uk



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 tested. Room sizes should not be relied upon for furnishing purposes and 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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