

BARTON FLEMING

INDEPENDENT ESTATE AGENTS



32 Hardmead, Bicester, Oxfordshire. OX26 1FW

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Web: www.bartonfleming.co.uk
E-mail: info@bartonfleming.co.uk
62 North Street, Bicester. OX26 6NF

Tel: Bicester (01869)

249922

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A Four Bedroom Detached House with Cloakroom, Study, Living Room, Dining Room, Kitchen Breakfast Family Room, Bathroom and En-Suite, Front and Rear Garden, Garage and Driveway

FREEHOLD

£ 750,000

- ❖ Entrance Hall
- ❖ Cloakroom
- ❖ Three Reception Rooms including Study, Living Room and Dining Room
- ❖ Kitchen Breakfast Family Room
- ❖ Utility Room
- ❖ Landing
- ❖ Four Bedrooms
- ❖ Family Bathroom and En-Suite
- ❖ Front and Rear Gardens
- ❖ Garage and Driveway Parking

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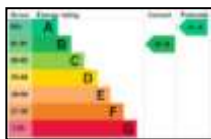
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Key Facts for Buyers:

EPC: Rating of B (86).
Council Tax: Band F
Approx. £3,731 per annum.



Ground Floor:

PITCHED OPEN PORCH:

Outside courtesy light, part-glazed security front door to:

ENTRANCE HALL: 13'5 x 8'2 widening to 9'5

Front aspect PVC window, plain plaster ceiling, radiator, luxury vinyl flooring, central heating thermostat, understairs cupboard, staircase.

CLOAKROOM: 5'3 x 2'11

Plain plaster ceiling, extractor fan, radiator, luxury vinyl flooring, dual flush close coupled WC, pedestal wash hand basin.

STUDY: 9'10 x 8'2 widening to 9'4

Front aspect PVC window, plain plaster ceiling, radiator, luxury vinyl flooring.

LIVING ROOM: 16'7 x 12'6

Twin front aspect PVC windows, plain plaster ceiling, two radiators, multi-media point.

DINING ROOM: 10'6 x 10'2

Rear aspect PVC French doors with windows to either side, plain plaster ceiling, radiator.

KITCHEN BREAKFAST FAMILY ROOM: 20'2 x 11'5 widening to 13'6, narrowing to 10'4

Rear aspect PVC French doors, rear aspect PVC window, plain plaster ceiling, downlighting, luxury vinyl flooring, two radiators. Range of tall base and eye level units, Granite worksurfaces, upstands, window cills, splashback and breakfast bar, tall unit (600mm wide) enclosing 1040mm fridge and 640mm freezer (3-drawers), 300mm wine chiller, integrated dishwasher, 800mm undersink base unit, two 400mm doors, 1½ bowl undermounted stainless steel sink, 800mm corner unit with 400mm door, 600mm cutlery and pan drawers, 1000mm cutlery and pan drawer, 5-ring ceramic gas hob, stainless steel extractor hood, tall unit (600mm wide) with stainless steel and glass double cavity fan oven/grill and oven-grill.

UTILITY ROOM: 6'1 x 5'4

Side aspect half glazed security door, plain plaster ceiling, extractor fan, downlighting, luxury vinyl flooring, radiator, "Ideal Logic Heat H24" boiler in wall unit by door, matching units, space for tumble dryer, integrated washing machine, 500mm base unit, under-mounted stainless steel sink.

First Floor:

LANDING:

Front aspect PVC window, plain plaster ceiling, access to loft space, airing cupboard.

BATHROOM: 8'9 narrowing to 6'9 x 8'4 narrowing to 5'6

Side aspect PVC window, plain plaster ceiling, downlighting, "Karndean" luxury vinyl flooring, heated towel rail, panel enclosed double ended bath, centre tap, pedestal wash hand basin, dual flush close coupled WC, 1170mm x 780mm shower enclosure with thermostatic shower, sliding head support.

BEDROOM ONE: 13'9 plus wardrobe x 11'8 widening to 14'0

Twin rear aspect PVC windows, plain plaster ceiling, radiator, central heating thermostat, 3.6m run of wardrobes (8 doors).

EN-SUITE: 8'4 narrowing to 5'6 x 6'10

Front aspect PVC window, plain plaster ceiling, extractor fan, downlighting, "Karndean" luxury vinyl flooring, heated towel rail, double ended bath, centre tap, pedestal wash hand basin, dual flush close coupled WC, 1170mm x 780mm shower enclosure with thermostatic shower, sliding head support.

BEDROOM TWO: 12'5 x 11'5

Twin front aspect PVC windows, plain plaster ceiling, radiator, 1700mm run of wardrobes (3 doors).

BEDROOM THREE: 11'8 x 10'0 extending to 10'3 plus built-in wardrobe

Twin rear aspect PVC windows, plain plaster ceiling, radiator, 1300mm run of wardrobes (3 doors).

BEDROOM FOUR: 12'3 (max) narrowing to 9'5 x 8'1 (max) narrowing to 3'7

Twin front aspect PVC windows, plain plaster ceiling, radiator, 1000mm run of wardrobes (2 doors).

Outside:

FRONT GARDEN: refer to photograph

REAR GARDEN: refer to photographs

Gate, outside tap.

GARAGE:

Up and over door, light and power, half glazed PVC side door to garden.

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Entrance Hall



Entrance Hall



Cloakroom



Study



Living Room



Living Room



Dining Room



Dining Room

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Kitchen Breakfast Family Room



Kitchen Breakfast Family Room



Kitchen Breakfast Family Room



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Kitchen Breakfast Family Room



Utility Room



Landing



Bathroom

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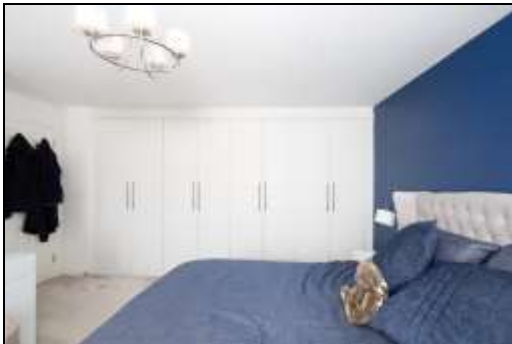
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Bedroom One



Bedroom one



Bedroom One



En-Suite to Bedroom One



Bedroom Two



Bedroom Two



Bedroom Three



Bedroom Three

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Bedroom Four



Bedroom Four



Rear Garden



Rear Garden

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