

BARTON FLEMING

INDEPENDENT ESTATE AGENTS



23 Croxton Square, Bicester, Oxfordshire. OX26 1FD

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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 Townhouse overlooking Green Space,
with Living Room, Dining Room, Cloakroom, Kitchen-Breakfast-
Family Room, Study, Family Bathroom and Two En-Suites,
Front and Rear Gardens, Garage and Driveway Parking**

FREEHOLD

Offers in Excess of: £ 640,000

- ❖ Entrance Hall and Cloakroom
- ❖ Dining Room and Separate Living Room
- ❖ Kitchen-Breakfast-Family Room
- ❖ Landing with Three First Floor Bedrooms and Family Bathroom
- ❖ Vaulted Ceiling to the Master Bedroom with good sized En-Suite and Dressing Area
- ❖ Second Floor Bedroom Two with an En-Suite
- ❖ Second Floor Study
- ❖ Front and Rear Gardens
- ❖ Garage and Driveway Parking
- ❖ Close to Local Amenities

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Key Facts for Buyers:

EPC: Rating of B (85).

Council Tax: Band F

Approx. £3,760 per annum.

Ground Floor:

STORM PORCH:

Pair of outside courtesy lights, part glazed security front door to:

ENTRANCE HALL: 17'5 x 4'1

Plain plaster ceiling, radiator, "Amtico" luxury vinyl flooring, built-in cupboard, downstairs zone central heating thermostat, staircase.

CLOAKROOM: 5'11 x 3'8

Plain plaster ceiling, extractor fan, downlighting, "Amtico" luxury vinyl flooring, concealed cistern dual flush WC, wash wall hung wash hand basin.

DINING ROOM: 10'1 x 9'5 extending to 11'5 into bay

Front aspect PVC window, side aspect bay window, plain plaster ceiling, radiator, "Amtico" luxury vinyl flooring.

LIVING ROOM: 14'1 x 13'9 extending to 14'6

Rear aspect PVC French doors, side aspect window, plain plaster ceiling, two radiators, multi-media point, shelved recess.

KITCHEN-BREAKFAST-FAMILY ROOM: 20'1 x 10'7 narrowing to 8'4

Front aspect PVC window, rear aspect PVC French doors, plain plaster ceiling, two Sonus speakers, radiator, Amtico luxury vinyl flooring. Range of tall base and eye level units, granite worksurfaces, upstands and breakfast bar, integrated 1400mm fridge and 550mm freezer, double cavity fan oven/oven grill, integrated dishwasher, 1000mm corner base unit with 500mm doors and magic kidney trays, 900mm cutlery and pan drawers, 750mm x 500mm stainless steel 5-ring gas hob, granite splashback, 750mm stainless steel extractor hood, 1000mm corner base unit with 500mm door and magic kidney trays, 800mm base unit with two 400mm doors, granite breakfast bar for two people.

First Floor:

LANDING:

Plain plaster ceiling, staircase to second floor, airing cupboard, radiator.

BATHROOM: 8'5 x 6'1

Front aspect PVC window, plain plaster ceiling, downlighting, extractor fan, chrome heated towel rail, luxury vinyl flooring, panel enclosed bath, mixer tap shower attachment, tiled surrounds, concealed cistern dual flush WC, wash hand basin and cupboard under, 880mm x 780mm shower enclosure with thermostatic shower, sliding head support.

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BEDROOM FOUR: 9'6 x 8'9

Front and side aspect PVC windows, plain plaster ceiling, radiator, luxury vinyl flooring.

BEDROOM THREE: 11'5 extending to 14'7 x 9'2

Front aspect PVC window, plain plaster ceiling, radiator.

BEDROOM ONE: 14'2 x 13'8

Rear aspect tall PVC window, side aspect PVC window, vaulted plain plaster ceiling, radiator, TV point, DAB point, dressing area (9'3 x 5'4) with 8ft long wall-to-wall wardrobes.

EN-SUITE: 8'5 x 6'1

Rear aspect PVC window, plain plaster ceiling, downlighting, extractor fan, luxury vinyl flooring, chrome heated towel rail, 1560mm x 780mm shower enclosure with thermostatic shower, sliding head support, concealed cistern dual flush WC, wall hung wash hand basin and cupboard under, shaver socket, mirror.

Second Floor:

LANDING:

Plain plaster ceiling, storage cupboard.

STUDY: 11'7 narrowing to 8'10 x 6'6

Front aspect PVC dormer window, plain plaster ceiling, downlighting, luxury vinyl flooring, radiator, hard wired internet.

BEDROOM TWO: 14'3 x 9'3 widening to 8'11 plus dressing area

Front aspect dormer window, twin Keylite skylights, radiator, built-in wardrobe, TV/DAB points.

EN-SUITE: 6'6 x 4'6 widening to 7'3 in shower enclosure

Front aspect PVC skylight, plain plaster ceiling, downlighting, extractor fan, luxury vinyl flooring, chrome heated towel rail, 980mm x 780mm shower enclosure with thermostatic shower, sliding head support, concealed cistern dual flush WC, wall hung wash hand basin.

Outside:

FRONT GARDEN: refer to photograph

REAR GARDEN: refer to photographs

Side gate, high quality patio.

GARAGE: 20' x 10'4

Up and over door, half glazed side door, outside light, fitted worksurface and units, half boarded trusses.

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Entrance Hall



Dining Room



Cloakroom



Living Room

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Living Room



Living Room



Kitchen-Breakfast-Family Room



Kitchen-Breakfast-Family Room



Kitchen-Breakfast-Family Room

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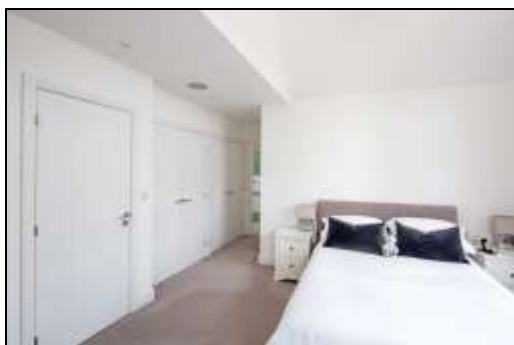
Kitchen-Breakfast-Family Room



First Floor Family Bathroom



First Floor Bedroom One



First Floor Bedroom One



En-Suite to Bedroom One

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First Floor Bedroom One



First Floor Bedroom Three



First Floor Bedroom Three



First Floor Bedroom Four



Second Floor Bedroom Two

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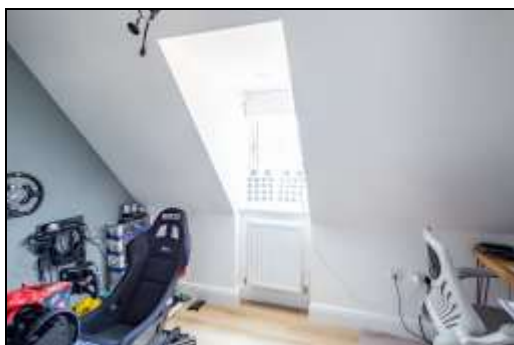
Second Floor Bedroom Two



Second Floor Bedroom Two



En-Suite to Bedroom Two



Second Floor Study



Second Floor Study

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Rear Garden



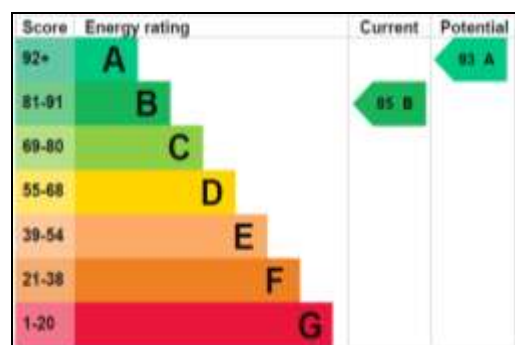
Patio



Rear Elevation



Outlook over Square to Front



EPC

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Space for Notes

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