



77 Mallards Way, Bicester

Bicester



Guide Price £340,000



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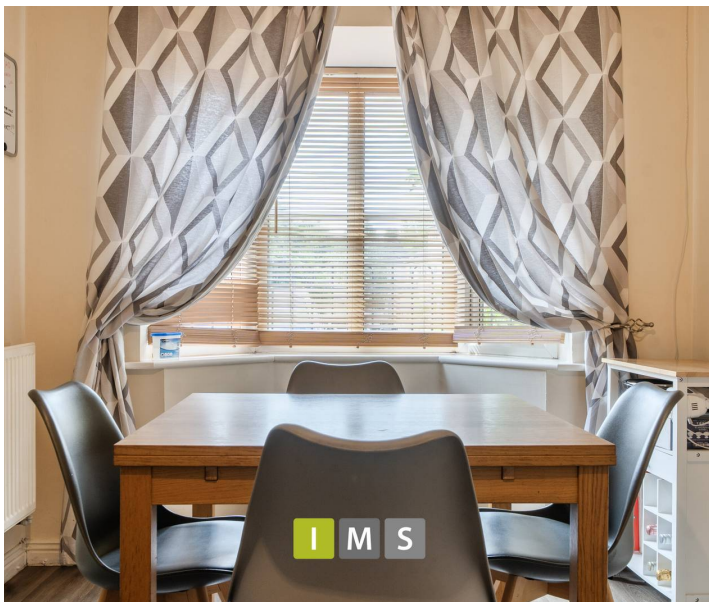
Bicester

Chain Free | Popular Langford Village | Three Bedrooms | Garage | Private Rear Garden | Flexible Three-Storey Living

Offered to the market **chain free**, this spacious three-bedroom townhouse is situated on the ever popular **Langford Village** development, ideally positioned within easy reach of Bicester town centre, Bicester Village, well-regarded schools, Garth Park, and excellent transport links, making it a fantastic choice for families, professionals, and commuters alike.

Arranged over three well planned floors, the property offers bright, versatile accommodation designed to suit modern living.

The ground floor features a welcoming dining room with large front-facing windows that fill the space with natural light. To the rear is a generous open-plan kitchen and breakfast room, offering ample worktop and cupboard space together with a breakfast bar, making it perfect for both everyday family life and entertaining. French doors open directly onto the private rear garden, seamlessly connecting the indoor and outdoor living spaces. A convenient cloakroom completes the ground floor.



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The first floor offers an impressive dual-purpose living space, comprising a spacious lounge with a Juliet balcony overlooking the garden, alongside a well-proportioned double bedroom with built-in storage.

Occupying the Second floor is the principal bedroom, which benefits from fitted storage and a contemporary en-suite shower room. Also on this floor is a spacious third bedroom with built-in storage. This versatile room could equally be used as a home office, second reception room or hobby space, depending on your requirements. The second floor is completed with a modern family bathroom.

Outside, the private rear garden provides an ideal setting for relaxing, entertaining or family enjoyment, while the large garage offers secure parking and excellent additional storage.

Combining generous living space, flexible accommodation and a highly sought-after location, this superb chain-free home presents an excellent opportunity to purchase a property within one of Bicester's most desirable developments, offering convenient access to local amenities, parks, schools and direct rail links to Oxford and London





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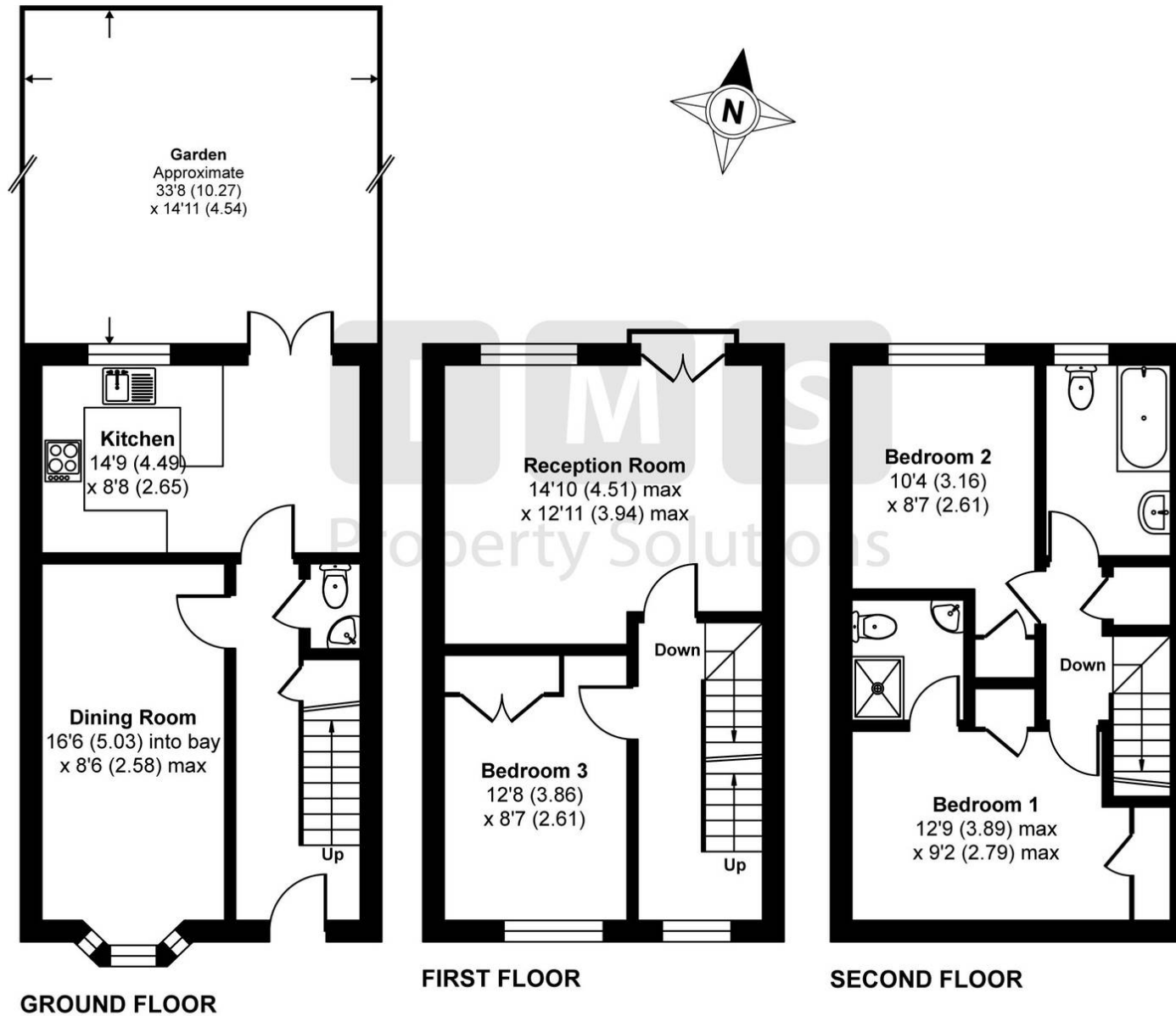
- Key Information

- Price £340,000
- Tenure Freehold
- Council Tax Band D
- EPC C
- Utilities: Mains gas, water, electric and drainage
- Parking : Garage
- Construction: Brick
- Estimated broadband speeds: Standard 2 mbps / Superfast 37 mbps / Ultrafast 1800 mbps
- Mobile signal: check <https://checker.ofcom.org.uk/en-gb/mobile-coverage>
- Flood risk: Surface water Very low

Mallards Way, Bicester, OX26

Approximate Area = 1138 sq ft / 105.7 sq m

For identification only - Not to scale





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