



Quadrant Estate Agents

£600,000



Ripon Close, Bicester, OX26 1AL
4 Bedrooms & 2 Bathrooms

- Freehold
- EPC Rating - C
- Construction - Standard
- Mains Gas
- Mobile Phone Coverage - Please refer to Ofcom Website
- Council Tax Band - E
- Council - Cherwell District Council
- Mains Electricity
- Mains Water - Leep / Thames Water
- Internet Coverage - Please refer to Ofcom Website

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**Approximate Gross Internal Area 1437 sq ft - 134 sq m
(Excluding Garage)**

Ground Floor Area 731 sq ft – 68 sq m

First Floor Area 706 sq ft – 66 sq m

Garage Area 193 sq ft – 18 sq m



A Four Bedroom Hanwell designed David Wilson built Family Home located on the popular Kingsmere Development tucked away in a Private Close within walking distance to Local Shops & Schools. The property briefly comprises; Open Storm Porch leading into Entrance Hallway, Stairs leading to First Floor, Under Stairs Storage Cupboard, Cloak Storage Cupboard, Study, Sitting Room, Cloakroom, Door leading to Kitchen, Separate Utility Room, Family / Breakfast Area, Dining Room. On the First Floor there are Four good size Bedrooms with En-Suite to Master Bedroom, Double Door Airing Cupboard and Main Family Bathroom. To the outside there is a Block Paved Driveway providing Parking for 2/3 Vehicles leading to a Single Garage with Light, Power and Eves Storage. Gated Side Access leads through to a Private Enclosed Rear Garden. The Hanwell was one of the most popular designed Properties built by David Wilson Homes and an early appointment to view 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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