



A mature detached house offering, exceptionally generous accommodation and a large private south facing garden. No onward chain.

45 Kennedy Road
Bicester Oxfordshire OX26 2BE

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A mature detached house offering exceptionally generous accommodation and a large private south facing garden. No onward chain. This light and spacious property, has two reception rooms, a large garden room, a refitted kitchen, a utility room and a cloakroom. All four bedrooms are well proportioned with the master being ensuite. Other features include; ample parking and a large, south facing, private rear garden.

SITUATION

Located in a popular road, comprising mainly detached houses with large plots, approximately half a mile from the town centre. Bicester is a thriving, historic market town with exceptional road and rail links. Both Junctions 9 and 10 of the M40 is easily accessible, the towns two mainline railway stations between them provide services to Oxford, Birmingham and London Marylebone in approximately 45 minutes. The town provides for all everyday needs as well as offering extensive recreational and employment opportunities.

AGENTS NOTES

All main services are connected. Gas fired central heating to radiators.

Local Authority: Cherwell District Council; EPC Rating: D

Viewings Strictly by appointment via Thomas Merrifield Bicester +44 (0) 1869 253253



DIRECTIONS

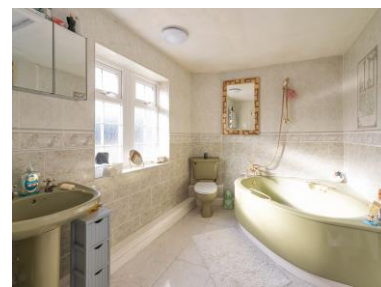
Exit Bicester town centre via the Middleton Stoney Road. Turn first right and bear immediately left into Villiers Road, then turn first left into Kennedy Road. Number 45 will be found on the left hand side.



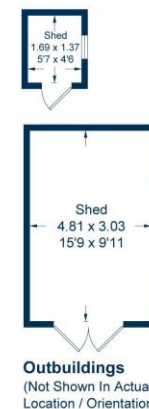
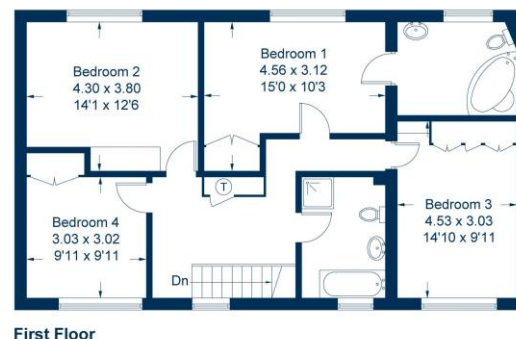
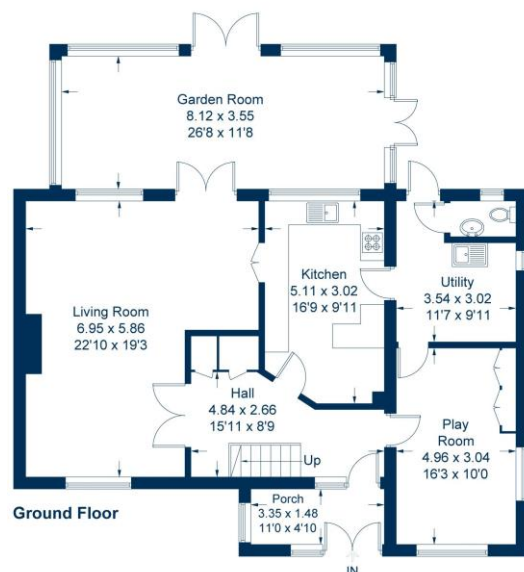


- **Mature and exceptionally spacious detached house**
- **Two reception rooms and garden room**
- **Refitted kitchen**
- **Four proper bedrooms**
- **Ensuite to master bedrooms**
- **Utility room and cloakroom**
- **Ample parking**
- **Generous south facing garden**
- **No onward chain**
- **Council Tax: F**

Guide Price £585,000 Freehold



Approximate Gross Internal Area
 Ground Floor = 127.2 sq m / 1,369 sq ft
 First Floor = 85.5 sq m / 920 sq ft
 Outbuildings = 16.9 sq m / 182 sq ft
 Total = 229.6 sq m / 2,471 sq ft



This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them.

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