



A stylish detached house offering four excellent bedrooms and generous gardens in a mature and desirable area.

40 Benson Close
Bicester, Oxfordshire OX26 4FQ

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A stylish link detached house offering four excellent bedrooms and generous gardens in a mature and desirable area. The property which offers good family accommodation has; a central hallway, a large living room with window and patio doors to the rear garden, a refitted kitchen, a separate dining room and a cloakroom. On the first floor the main bedroom is large and en suite, all of the other three bedrooms are good, there is also an attractively refitted bathroom. To the front there is ample parking which also approaches the integral single garage. the rear garden is well proportioned and south easterly facing.

SITUATION

Located in a pleasant close within the mature and popular Launton meadows area of Bicester. Bicester is a thriving and historic market town with an excellent range of; shopping, recreational and employment opportunities. The town has two mainline stations with services direct to Marylebone (approximately 45 minutes), Bicester Village station also provides services to Oxford (approximately 15 minutes). Junctions 9 and 10 of the M40 are accessible.

AGENTS NOTES

All main services are connected. Gas fired central heating to radiators. Local Authority: Cherwell District Council; Band D. EPC Rating: D Viewings Strictly by appointment via Thomas Merrifield Bicester +44 (0) 1869 253253



DIRECTIONS

Exit Bicester town centre via the Launton Road continue on this road so some distance before turning left into Boston Road, Benson Close will be found on the right hand side.



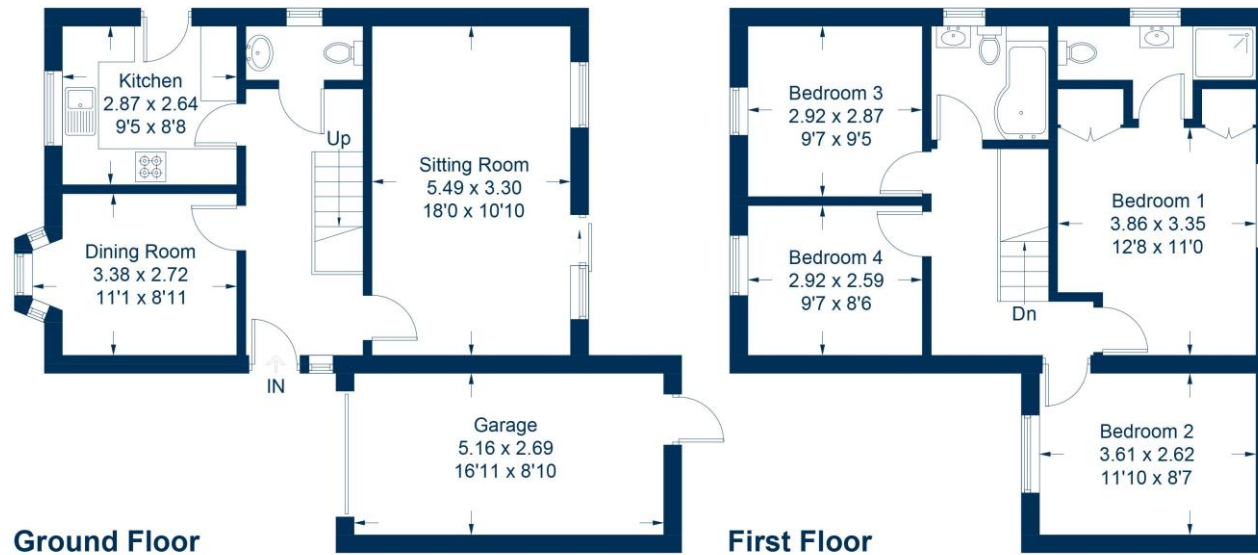


- **Stylish link detached house**
- **Four good bedrooms**
- **Two reception rooms**
- **Refitted kitchen**
- **Refitted bathroom**
- **Ground floor cloakroom**
- **En suite to main bedroom**
- **Ample parking**
- **Garage**
- **Well proportioned rear garden**
- **Popular Launton Meadows area**

Guide Price £425,000 Freehold



Approximate Gross Internal Area
 Ground Floor = 47.4 sq m / 510 sq ft
 First Floor = 57.3 sq m / 617 sq ft
 Garage = 14.2 sq m / 153 sq ft
 Total = 118.9 sq m / 1,280 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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