

MALLARDS WAY
BICESTER

47 Mallards Way, Bicester,

OX26 6WU

A fantastic 3 bedroom end of terrace home perfectly positioned off the road in a secluded position overlooking mature trees and next to Langford Meadows. With a south-facing rear garden, master bedroom with ensuite, garage and off-street parking.

The ground floor offers a spacious sitting/dining room which provides plenty of natural daylight and has sliding doors leading onto the patio. The kitchen positioned to the front of the property comes with built-in appliances including dishwasher and fridge/freezer and offers a pleasant outlook of mature trees and hedgerow. There is also a handy w/c.

Upstairs there are 3 bedrooms, all with built-in storage. The master to the front comes with an en-suite shower room. There is a further double room and single room to the rear and the family bathroom.

Outside is a south-facing garden is mainly laid to lawn with a patio area. There is a garage and off-street parking for 2 cars.

 3

 1

 1




South Facing

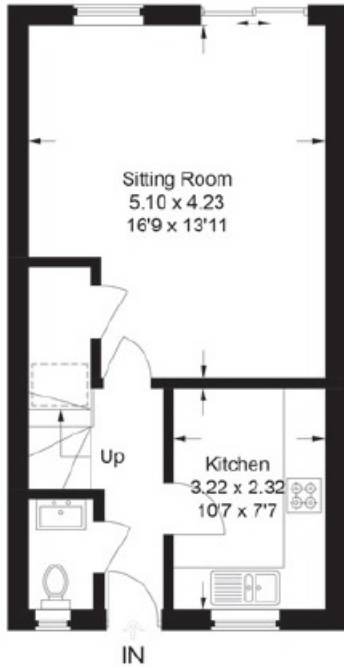
Offers in Excess of: £350,000



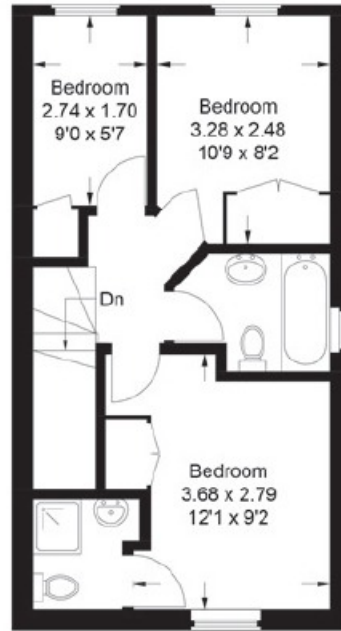


Approximate Gross Internal Area
 Ground Floor = 36.7 sq m / 395 sq ft
 First Floor = 37.0 sq m / 398 sq ft
 Total = 73.7 sq m / 793 sq ft

 = Reduced headroom below 1.5m / 5'0"



Ground Floor



First Floor

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.



Council Tax:
C

Parking
Garage & Space
outside the house

Local Authority
Cherwell District
Council

47, Mallards Way
BICESTER
OX26 6WU

Energy rating

C

Valid until
15 June 2025

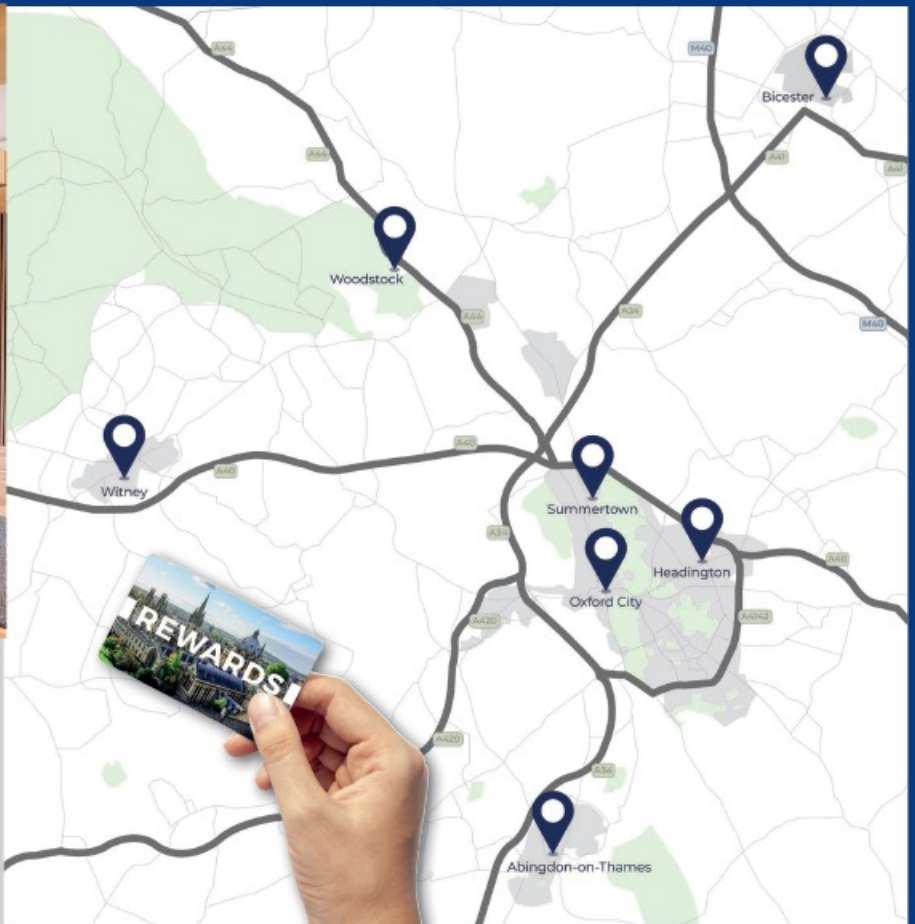
Certificate number
9468-6086-7266-3265-8984

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“Location comment”

Langford is a highly desirable area with fantastic local amenities including a speciality coffee shop, community hall and primary school. Langford Meadows provides a great green space with plenty of paths for jogging or dog walking, a football pitch and pavilion and plenty of play areas for children. Bicester Village Train Station is half a mile walk away, and the M40 is easily accessible via the A41.





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