

MERGANSER DRIVE  
LANGFORD VILLAGE

# 155 Merganser Drive, Langford Village

Bicester, OX26 6UG

A well-presented two-bedroom home situated in a secluded position at the end of a cul-de-sac in the desirable Langford Village providing easy access to Bicester Village train station.

The entrance hallway opens onto a comfortable living room. This leads to a pleasant kitchen/diner with plenty of natural daylight from the kitchen window and patio doors. The kitchen has a range of wall mounted and base level cabinets with room for appliances including a washing machine. The space in front of the patio doors overlooking the garden is the ideal position for a dining table.

Upstairs there are two double bedrooms and a modern family bathroom with a shower unit.

Outside is a lovely low-maintenance rear garden with a decking area, small lawn with some mature shrubs and space for a shed.

Conveniently, there is parking on the driveway right in front of the property, and an additional parking space.

**Guide Price: £280,000**

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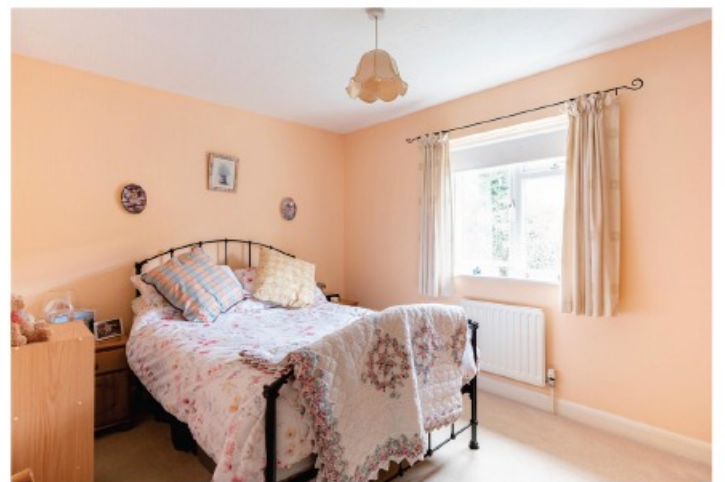
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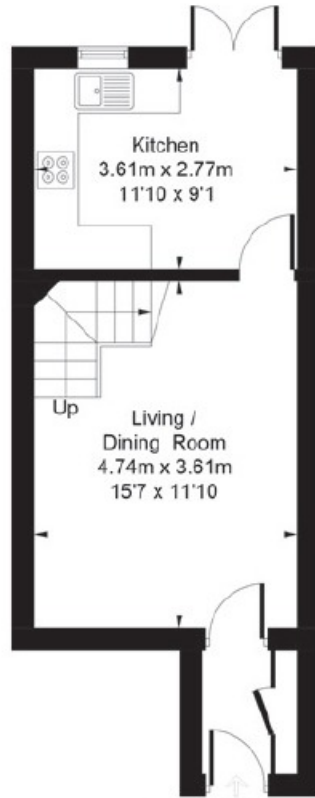


Lawn and decking area

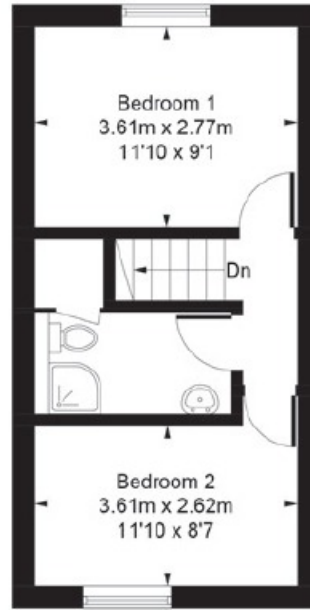




Approximate Gross Internal Area = 58.0 sq m / 624 sq ft



Ground Floor



First Floor



**Council Tax:**  
Band C

**Parking**  
Parking space for 2 cars

**Local Authority**  
Cherwell District Council

155 Merganser Drive  
BICESTER  
OX26 6UG

Energy rating

C

Valid until  
29 November 2033

Certificate number  
6237-1729-9309-0680-2276

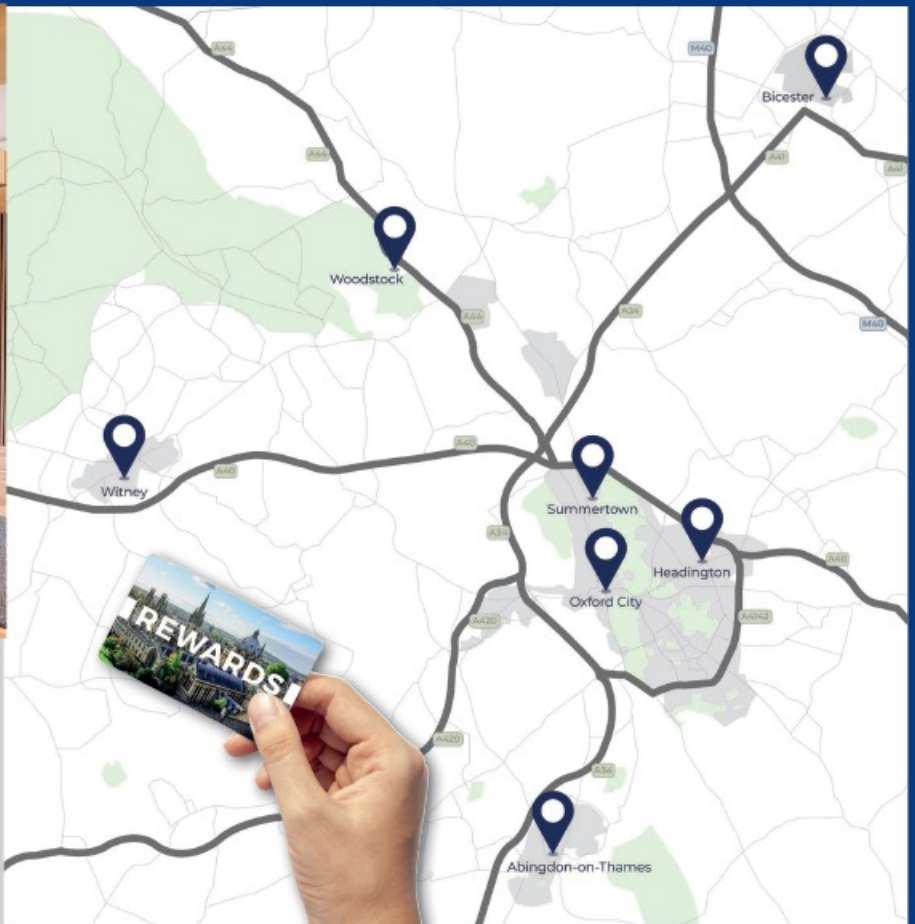
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# “Location comments”

*Langford is a popular development close to the town centre with fantastic local amenities including a speciality coffee shop, community hall and primary school. Bicester Fields 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 away, and the M40 is easily accessible via the A41. Bicester North station is a short drive away and offers a great commuter service to London in around 45 minutes and Birmingham in 1 hour.*





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