



**Quadrant Estate Agents**

**£575,000**



**Haricot Vale Road, Bicester, OX27 8EP**  
**5 Bedrooms & 2 Bathrooms**

- Freehold
- EPC Rating - A
- Construction - Brick under Tiled Roof
- Heating - Community scheme / SSE Heating on Site
- Mobile Phone Coverage - Please check using the Ofcom Website
- Council Tax Band - G
- Council - Cherwell District Council
- Mains Electricity - Octopus
- Mains Water - Thames Water
- Internet Coverage - Pure Fibre

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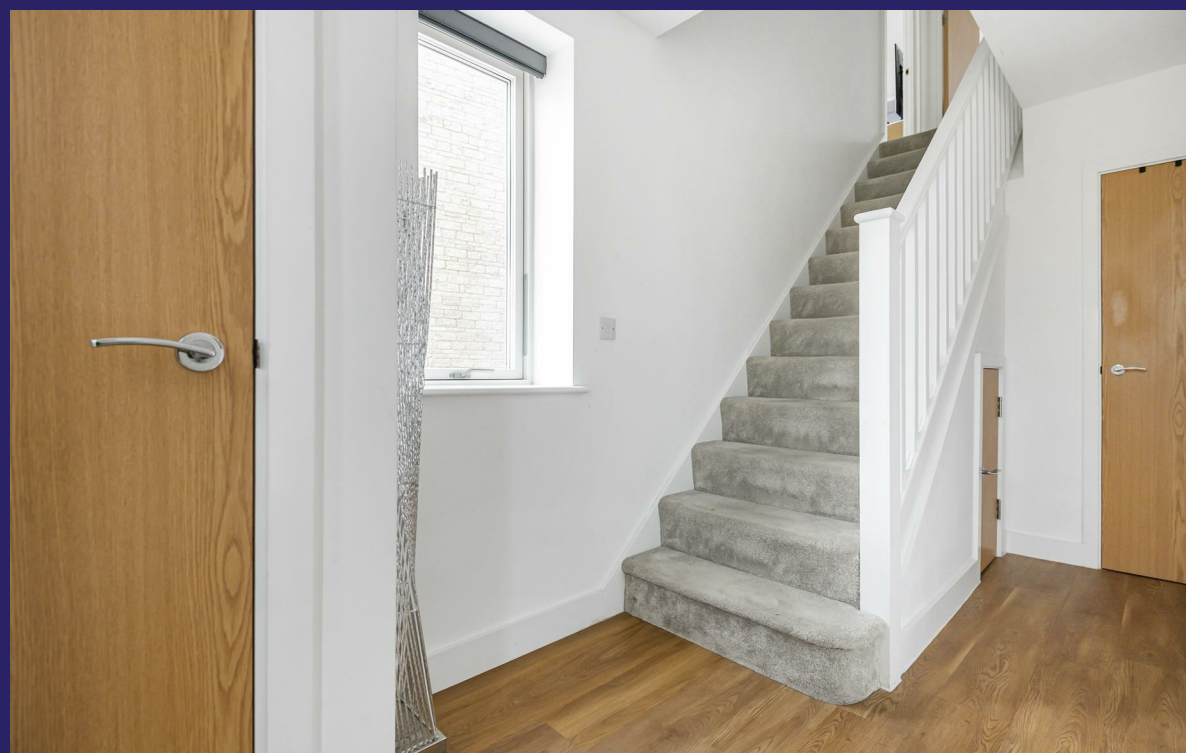
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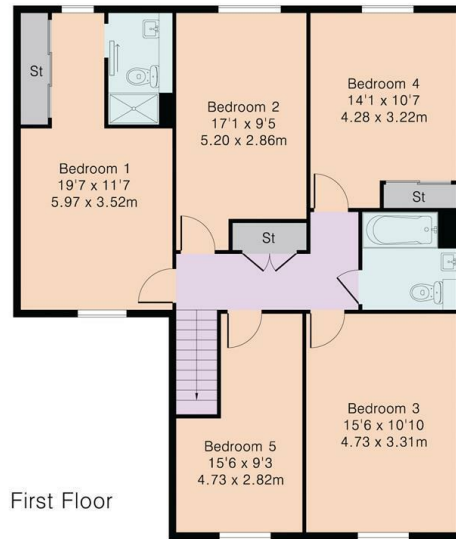
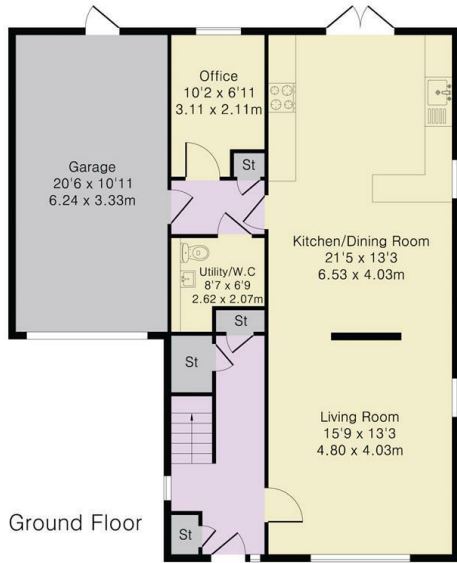
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## Approximate Gross Internal Area 1988 sq ft - 184 sq m

Ground Floor Area 994 sq ft – 92 sq m

First Floor Area 994 sq ft – 92 sq m



A superbly presented five-bedroom detached family home with a range of high quality upgrades including Amtico flooring (where stated), made to measure remote control blinds, Bosch appliances, and Silestone work tops, located in a quiet cul-de-sac on the award-winning eco-village of Elmsbrook on the outskirts of Bicester town centre. The property briefly comprises; entrance hallway, spacious living room leading through to a kitchen/dining room, inner hallway leading to a separate utility/cloakroom, study, courtesy door leading into a good size garage with light & power. On the first floor there are five very good size bedrooms with en-suite and built in wardrobes to the master bedroom and a separate family bathroom. Additional benefits of this eco-friendly home are solar panels and triple glazed windows offering energy efficiency and cost savings. Outside, the property has a block paved driveway for 2 cars leading to a large single garage providing secure parking and gated side access leading to a enclosed rear garden with storage facilities. 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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