



Quadrant Estate Agents

£435,000

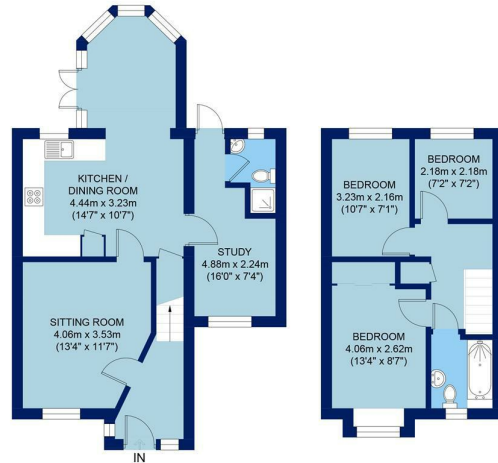


## 1, Heron Drive

Bicester, OX26 6YJ

A Three Bedroom detached family home located in Langford Village offering good living accommodation. The property briefly comprises gas to radiator heating, entrance hallway, lounge, kitchen/diner, conservatory, converted single garage offering additional living accommodation and cloakroom with shower. On the first floor there are three good size bedrooms and family bathroom.

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GROUND FLOOR  
GROSS INTERNAL  
FLOOR AREA 596 SQ FT  
APPROX. GROSS INTERNAL FLOOR AREA 952 SQ FT / 88.4 SQ M  
1 HERON DRIVE

All measurements of walls, doors, windows and fitting and appliances, including their size and location, are shown as standard sizes and therefore cannot be regarded as a representation by the seller.

## ACCOMMODATION

- Langford Village
- Three Bedroom Detached
- Gas to Radiator Heating
- Lounge
- Kitchen Diner
- Converted Garage to Family Room
- Downstairs Shower / Cloakroom
- Three good size Bedrooms
- Tucked away Location
- Landscaped Rear Garden



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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 tested. Room sizes should not be relied upon for furnishing purposes and 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.