



**Quadrant Estate Agents**

**£465,000**



**Whitelands Way, Bicester, OX26 1AF**  
**4 Bedrooms & 3 Bathrooms**

- Freehold
- Construction - Standard
- Mains Gas
- EPC Rating - B
- Mobile Phone Coverage - Please refer to Ofcom
- Council Tax Band - E
- Mains Electricity
- Mains Water
- Council - Cherwell District Council
- Internet Coverage - Please refer to Ofcom

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**Approximate Gross Internal Area 1398 sq ft - 130 sq m  
(Excluding Garage)**

Ground Floor Area 406 sq ft – 38 sq m

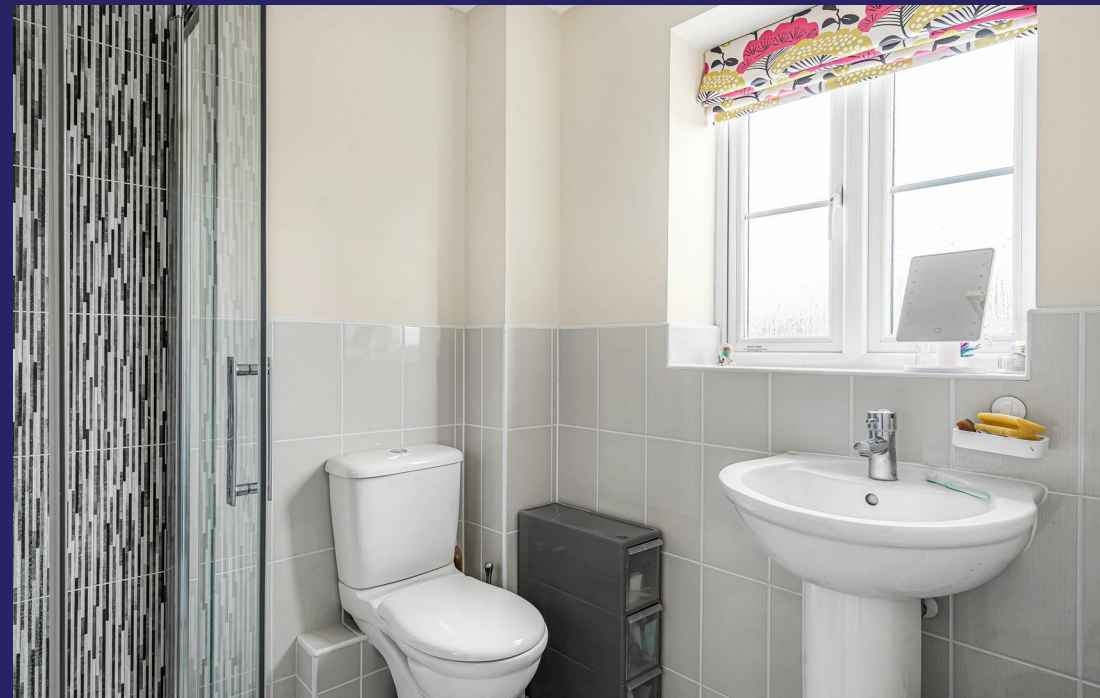
First Floor Area 595 sq ft – 55 sq m

Second Floor Area 397 sq ft – 37 sq m

Garage Area 185 sq ft – 17 sq m



A rarely available and very well presented 4 Double Bedroom 'Pollicott' designed home by Bovis Homes located on the popular Kingsmere development within walking distance of local shops and St Edburg's CE Primary School. The property briefly comprises; Entrance Hallway, Dining Room, Cloakroom, Kitchen/Breakfast Room. On the First Floor there is a spacious Master Bedroom with Built in Wardrobes, En-Suite Shower Room, Sitting Room, Bedroom Four. On the Second Floor there are Two Further Double Bedrooms with En-Suite to Bedroom Two and Main Family Bathroom. Outside there is an enclosed front garden with driveway leading to a single garage and gated access leading into a private rear garden. Service charges apply, currently £350.00 P/A. An early appointment to view comes 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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