



Quadrant Estate Agents

£525,000



16, Friend Way

Graven Hill, Bicester, OX25 2AY

Re Available with *No onward chain* Set on the popular 'Graven Hill' development, this deceptively spacious four bedroom executive family home is finished to a very high standard, offering flexible modern living accommodation and briefly comprises entrance hallway with feature solid oak staircase, cloakroom / utility, spacious living area leading to a fully fitted kitchen with feature breakfast/dining island, underfloor heating, recessed halogen spotlights, ceiling mounted blue tooth speakers, bi-fold doors leading to an enclosed private rear garden, and additional bi-fold doors to side aspect. On the first floor landing there is a feature window to front aspect, storage cupboards, two double bedrooms, master bedroom with dressing area and en-suite shower room, and a fully tiled family bathroom. On the top floor there is additional living accommodation providing a fourth bedroom and family room with cloakroom and storage areas. To the outside there is a block paved driveway allowing off road parking for several vehicles, gated side access leading to the rear garden with faux grass, paved & decking areas and bespoke outbuilding providing home working facilities and cloakroom. An internal viewing comes very highly recommended.

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GROUND FLOOR
GROSS INTERNAL
FLOOR AREA 595 SQ FT



FIRST FLOOR
GROSS INTERNAL
FLOOR AREA 560 SQ FT
(EXCLUDING VOID)



SECOND FLOOR
GROSS INTERNAL
FLOOR AREA 378 SQ FT
(EXCLUDING VOID)

APPROX. GROSS INTERNAL FLOOR AREA 1,533 SQ FT / 142.4 SQ M
(EXCLUDING VOID)
16 FRIEND WAY

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

- No Onward Chain
- Popular Graven Hill Development
- Four Bedroom Executive Home
- Entrance Hall with Solid Oak Staircase
- Cloakroom / Utility
- Family Area Leading to Kitchen/Breakfast Room
- Master Bedroom with En-Suite
- Underfloor Heating to Ground Floor
- Superb Spacious Top Floor
- Bespoke Office Outbuilding with Cloakroom



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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.