

HUNTERS®

HERE TO GET *you* THERE



Mallards Way

Bicester, OX26 6UA

Offers In Excess Of £450,000
Freehold



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Council Tax: D



44 Mallards Way

Bicester, OX26 6UA

Offers In Excess Of £450,000



- 3 bedroom semi-detached townhouse
- Upgraded throughout
- Study with utility cupboard
- Large triple aspect living room
- 3 good size double bedrooms
- En-suite shower room
- Well maintained south-west facing garden
- Garage and driveway parking
- Solar panels and EV charger
- Walking distance to town centre

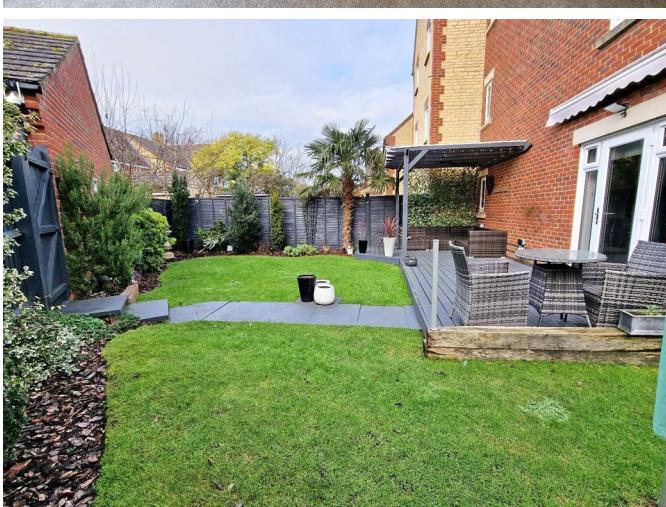


A stunning, light and airy townhouse with study and views over an open green. The property is located within walking distance of all town centre amenities, Bicester Village train station and retail park.

The current owners have tastefully upgraded the house throughout with new flooring, windows and doors replaced in 2024, gas combi boiler fitted in 2022, renewed fencing to the front, landscaped rear garden and EV charging point installed. The solar panels produce an annual income of approximately £1000.

The accommodation comprises of a hall, refitted cloakroom, kitchen/breakfast with built-in appliances, many of which are under two years old and French doors to the beautifully maintained rear garden, study with a large utility cupboard. On the first floor there is a large triple aspect living room with flame effect fire and bedroom 3 is a double room overlooking the green to the front. The main bedroom is on the second floor with built-in wardrobes, lovely views and an en-suite shower room. There is a further dual aspect double bedroom with built-in wardrobes and a deep shelved storage cupboard, and the family bathroom with shower over the bath.

The immaculate, southwesterly facing rear garden houses a shed, decking with pergola, mature flower borders and gated rear access with power and light.



Road Map



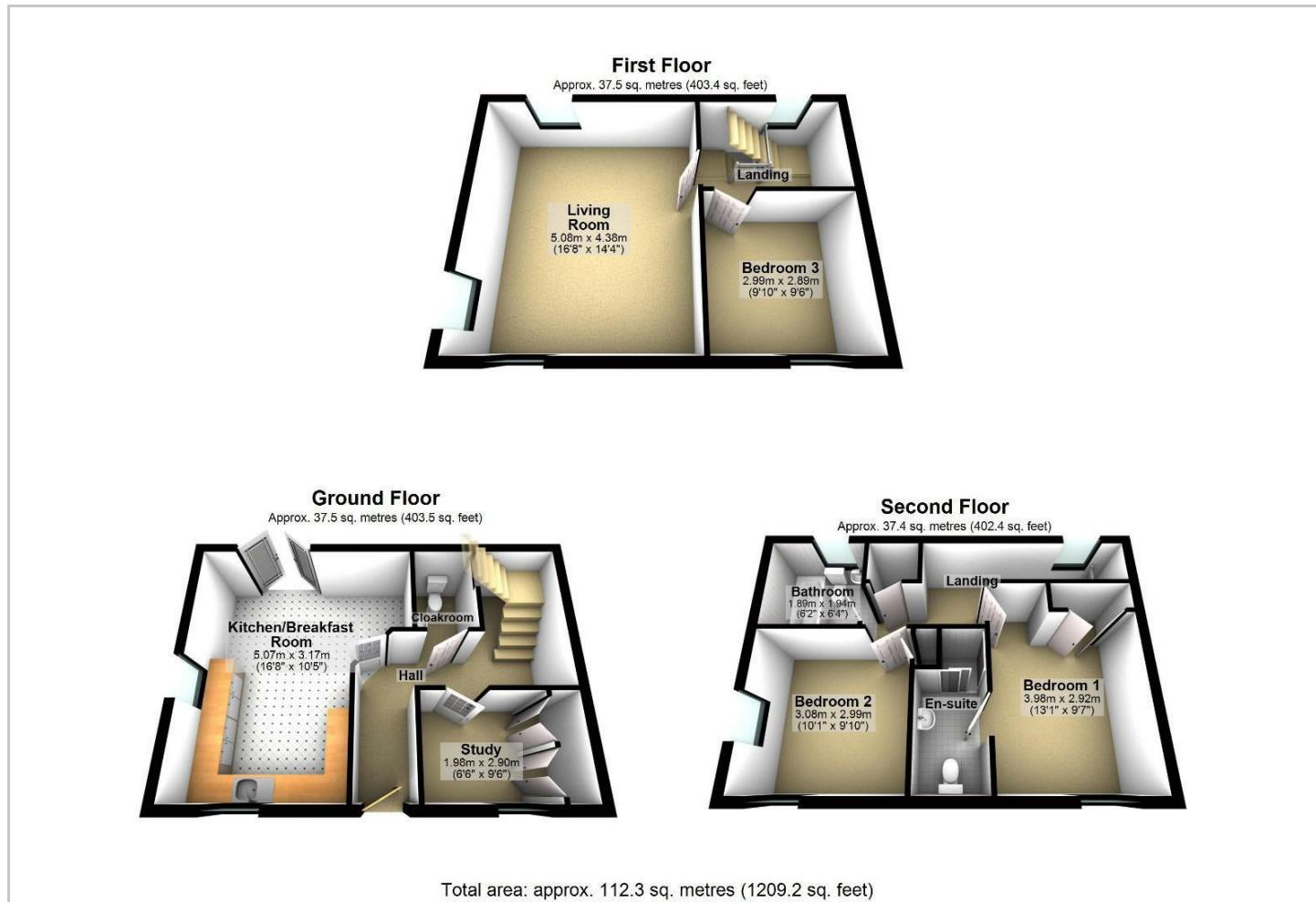
Hybrid Map



Terrain Map



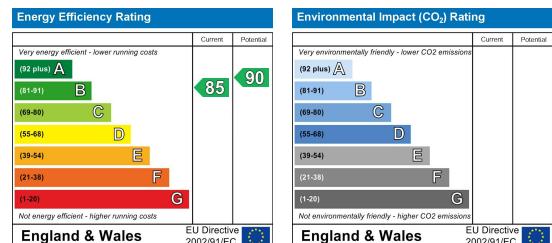
Floor Plan



Viewing

Please contact our Hunters Bicester Office on 01869 321999 if you wish to arrange a viewing appointment for this property or require further information.

Energy Efficiency Graph



These particulars are intended to give a fair and reliable description of the property but no responsibility for any inaccuracy or error can be accepted and do not constitute an offer or contract. We have not tested any services or appliances (including central heating if fitted) referred to in these particulars and the purchasers are advised to satisfy themselves as to the working order and condition. If a property is unoccupied at any time there may be reconnection charges for any switched off/disconnected or drained services or appliances - All measurements are approximate. **THINKING OF SELLING?** If you are thinking of selling your home or just curious to discover the value of your property, Hunters would be pleased to provide free, no obligation sales and marketing advice. Even if your home is outside the area covered by our local offices we can arrange a Market Appraisal through our national network of Hunters estate agents.