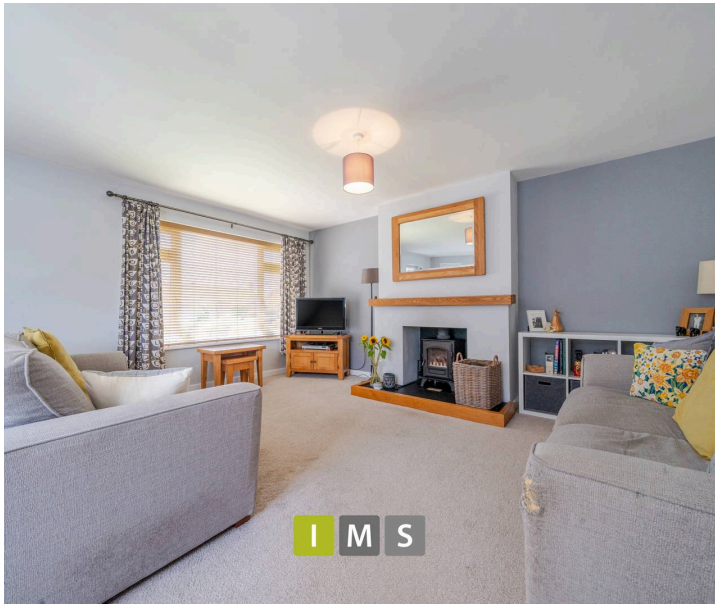


22 Sycamore Road, Launton

Bicester

Guide Price £400,000







22 Sycamore Road

Launton, Bicester

Charming Three-Bedroom Family Home in the Heart of Launton - Chain Free

IMS are delighted to bring to the market this well presented three bedroom semi-detached home, offered **CHAIN FREE**, and situated in the popular village of Launton.

The property offers a lovely combination of character, comfortable living space and practical features, making it an ideal home for families, first-time buyers or anyone looking to enjoy village life while remaining close to Bicester and its excellent amenities and transport links.

On entering the property, you are welcomed by a warm and inviting separate lounge, featuring a charming log burner which makes a lovely focal point and creates a cosy space to relax during the colder months.

To the rear, the open-plan kitchen and dining area provides a great space for everyday family life and entertaining. There is plenty of room for cooking and dining, with good natural light from the windows and a glazed door leading out to the rear garden. A useful ground-floor cloakroom completes the downstairs accommodation.

22 Sycamore Road

Launton, Bicester

Upstairs, there are three good-sized bedrooms, offering flexibility for family living, guests or even a home office. The principal bedroom benefits from built-in wardrobes, while the family bathroom is fitted with a modern three-piece suite and overhead shower.

Externally, the property enjoys a private enclosed rear garden. Providing a lovely space to enjoy during the warmer months, whether relaxing with a morning coffee or making the most of the garden with family and friends.

Launton is a popular village with a friendly community feel, local amenities and beautiful surrounding countryside. The village is particularly well suited to families, with a local primary school and easy access to the nearby town of Bicester.

Bicester offers a wider range of shops, restaurants and leisure facilities, along with excellent transport links to Oxford and London, making this a convenient location for commuters.

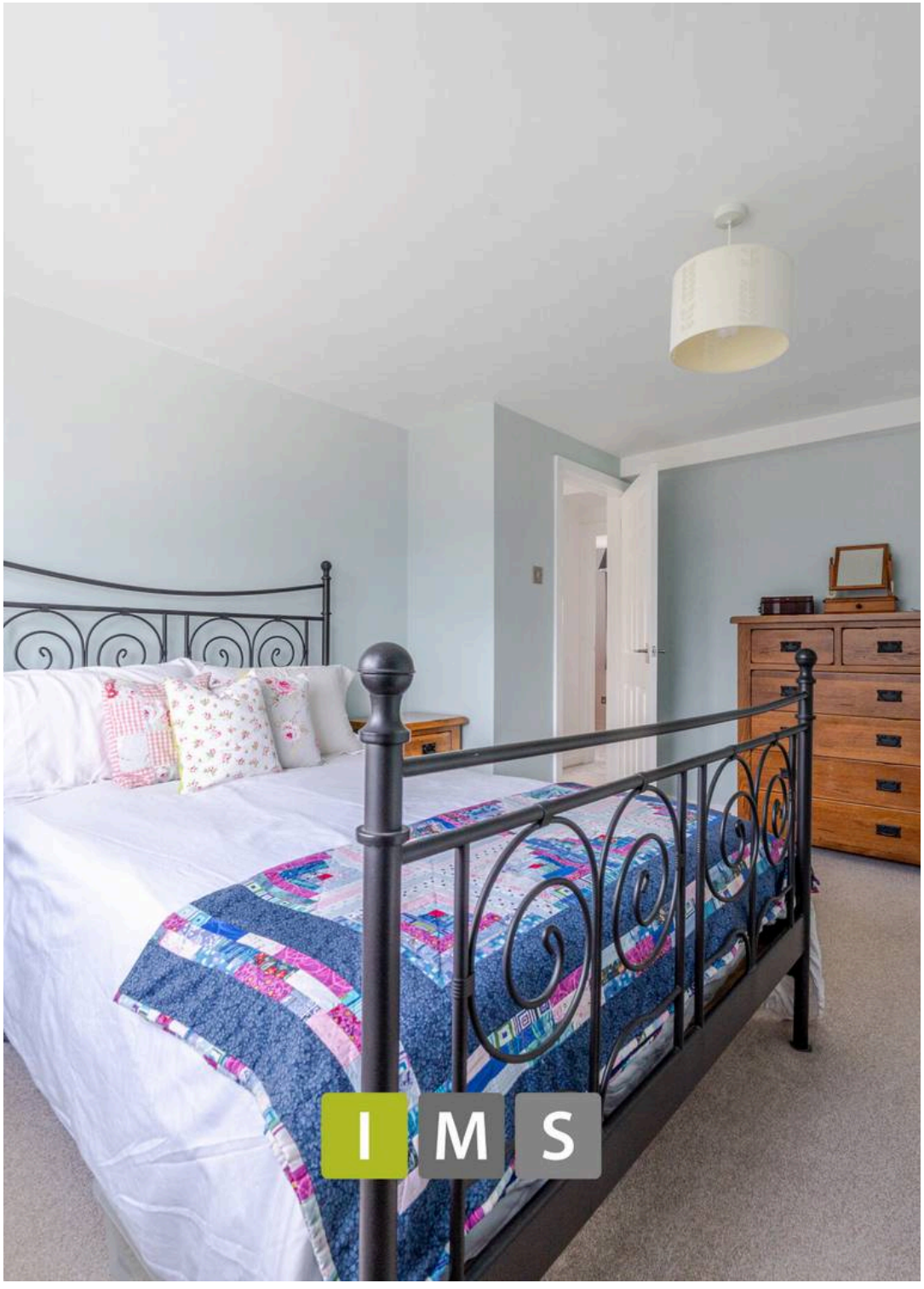
An added benefit is that the property is offered CHAIN FREE, which will be particularly appealing to buyers looking for a purchase without an onward chain.











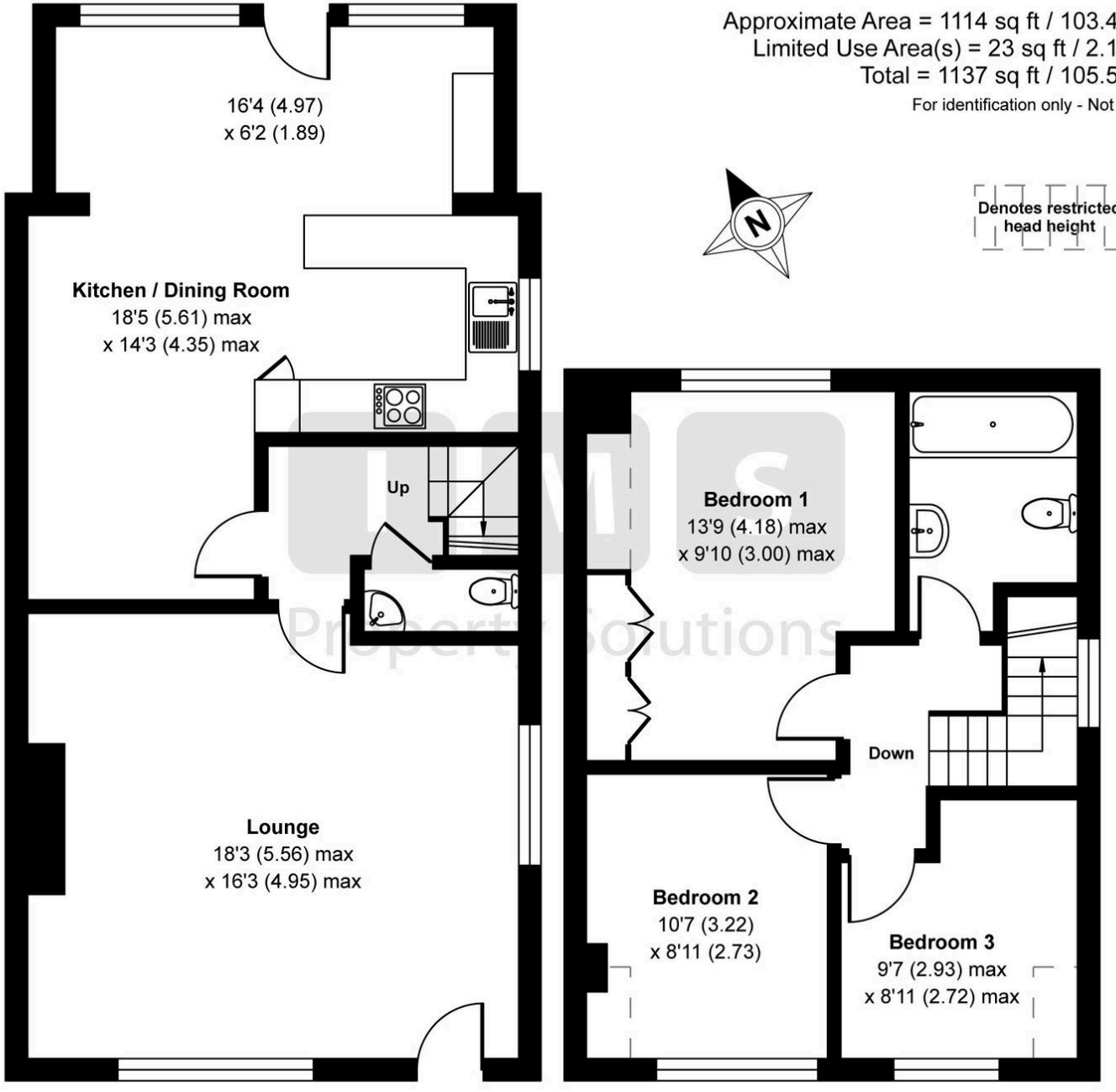
22 Sycamore Road

Launton, Bicester

Key Information:
Price: £400,000
EPC grade: D
Council tax band: D
Central heating: Oil
Parking: Driveway For up to 4 cars
Utilities: Oil, electricity, water and drainage
Construction: Standard
Estimated broadband speeds: Standard 3mpbs / Superfast 40mpbs/ Ultrafast 1800mpbs
Mobile signal: check https://checker.ofcom.org.uk/en-gb/mobile-coverage
Flood risk: Surface water Very low

Sycamore Road, Launton, Bicester, OX26

Approximate Area = 1114 sq ft / 103.4 sq m
Limited Use Area(s) = 23 sq ft / 2.1 sq m
Total = 1137 sq ft / 105.5 sq m
For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement 2nd Edition,
Incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2025.
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