



**90 Byfield Road, Woodford Halse, Northamptonshire, NN11 3QS**  
**£425,000 Freehold**

A rarely available 1930's detached property in excellent condition situated in a highly desirable village location. The property is individual in design with potential to extend, with a beautiful mature large private rear garden. The property comprises entrance hall, cloakroom, lounge, kitchen/breakfast room, utility area/study and large store room, three bedrooms and bathroom. Double gates onto gravelled driveway with plenty of parking. Viewing is advised. EPC Rating: E. Council Tax Band: D

**Detached Individual 1930's House | Large Plot | Village Location | Kitchen/Breakfast Room | Large Parking Area | Fully Stocked Mature Garden**

**modern marketing · traditional values**

### ENTRANCE PORCH

uPVC double glazed entrance door with side panels to:

### ENTRANCE HALL 4.22m x 2.97m (13'10 x 9'9)

Doors to lounge and kitchen. Staircase rising to first floor landing. Radiator. Door to understairs storage cupboard. uPVC double glazed window to side elevation.

### CLOAKROOM 1.88m x 0.76m (6'2 x 2'6)

Obscure double glazed window to side elevation. Low level WC and wash hand basin.

### LOUNGE 7.39m x 3.43m (24'3 x 11'3)

uPVC double glazed bay window to front elevation. uPVC double glazed sliding doors to rear elevation. Wooden surround and tiled hearth with inset wood burner.

### KITCHEN 4.04m x 3.58m (13'3 x 11'9)

uPVC double glazed window to rear elevation. Granite tiled flooring. Underfloor heating. Fitted with a range of wall mounted and base level cupboards and drawers with built in dishwasher and washing machine. Double oven, five ring gas hob and stainless steel extractor fan and fridge/freezer. Stainless steel sink unit with mixer tap over. Granite work surfaces and upstands. Double doors to dining room.

### UTILITY AREA/STUDY 3.89m x 2.34m (12'9 x 7'8)

uPVC double glazed bay window to front elevation. uPVC double glazed window to rear elevation. uPVC double glazed door to storage area. Oak panelled floor. Granite work surfaces.

### FIRST FLOOR LANDING

uPVC double glazed window to side elevation. Doors to:

### BATHROOM 4.06m x 2.79m (13'4 x 9'2)

uPVC double glazed windows to side and rear elevations. Radiator. Double airing cupboard. Three piece suite comprising low level WC, bath with shower over and pedestal wash hand basin. Tiling to splash back areas.

### BEDROOM ONE 3.66m x 3.40m (12'0 x 11'2)

uPVC double glazed window to rear elevation. Radiator. Built in wardrobes.

### BEDROOM TWO 3.66m x 3.40m (12' x 11'2)

uPVC double glazed window to front elevation. Access to loft space. Built in wardrobes.

### BEDROOM THREE 2.67m x 2.44m (8'9 x 8'0)

uPVC double glazed window to front elevation. Radiator.

### OUTSIDE

#### FRONT GARDEN

Double wrought iron gates. Gravelled driveway. Two lawned areas. Enclosed by wood panelled fencing with double gated to garage/storage area. Flower borders. Large shed to the side. Steps to entrance door. Large pebbled area providing off road parking for several cars.

#### STORAGE ROOM 3.96m x 3.78m (13' x 12'5)

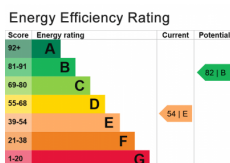
uPVC double glazed window to rear elevation. Double glazed door to rear elevation. Built in storage units to both sides.

#### REAR GARDEN

Large patio area. Wooden fences and hedges. Filled borders. Two large patio areas. Summerhouse 13'9 x 11'8 currently utilised as a potting shed. Three large sheds and storage. Large greenhouse and grow tunnel screened by ornate wooden panelled fencing. Mainly laid to lawn with shrub, trees and flower beds.

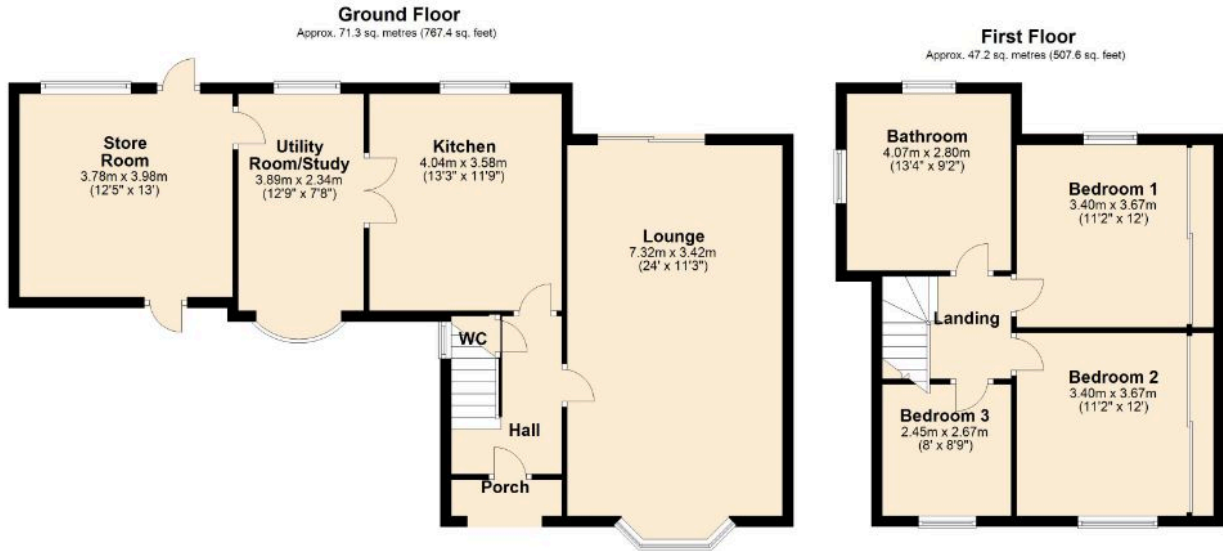
#### DRAFT DETAILS

At the time of print, these particulars are awaiting approval from the Vendor(s).

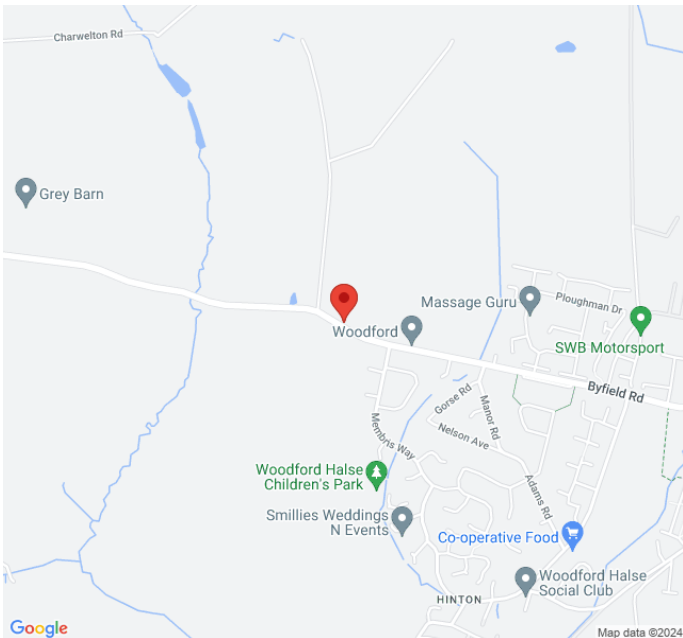


Agents Notes [i] Viewings by appointment only through Jackson Grundy [ii] These particulars do not form part of any offer or contract and should not be relied upon as statements or representation of fact. They are not intended to make or give representation or warranty whatsoever in relation to the property and any intending purchaser or lessee should satisfy themselves by inspection or otherwise as to the correctness of the same [iii] Photographs illustrate parts of the property as were apparent at the time they were taken [iv] Any areas, measurements, distances or illustrations are approximate for reference only [v] We have not tested the appliances, services and specific fittings, an intending purchaser must satisfy himself by inspection by independent advice and/or otherwise to this property.

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Total area: approx. 118.4 sq. metres (1275.0 sq. feet)



## LOCAL AREA INFORMATION

Woodford Halse village is situated approximately 10 miles southwest of Daventry and 15 miles northeast of Banbury. The village is one of three in the parish of Woodford cum Membris, the others being Hinton and West Farndon which are separated from Woodford Halse by the infant River Cherwell. Within Woodford Halse itself is an abundance of local amenities including primary school, pharmacy, newsagent, small supermarket, butcher, grocer, takeaway food, post office, garage and MoT centre as well as a variety of local community groups, clubs and societies. Its position also renders it popular with commuters as it lies directly between the M1 and M40 motorways with rail services also being accessible from both Banbury and Northampton stations.



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