



28 Washle Drive, Middleton Cheney, Banbury, Oxon OX17 2PY
£385,000

**Stanbra
Powell**

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Property Lettings





Offered in excellent order throughout this extended three bedroom detached family home on possibly the largest plot on the development. The property has been recently extended to the front offering a kitchen/breakfast room, utility and spacious entrance porch, two double bedrooms and a well-proportioned single, family bathroom and downstairs WC, large frontage, rear garden measuring 40 ft x 40ft and separate garage with driveway parking access via Longburges. The property could benefit from extension subject to planning permission to both the side and the rear.

Entrance porch | Entrance hall | Cloakroom | Extended kitchen | Utility | Living/dining room | Three bedrooms | Bathroom | Rear garden | Potential for extension | Garage

Ground Floor

Terracotta tiled step with covered porch. Double glazed door leading to **entrance porch** with double glazed window to front aspect. Radiator. Space for hanging coats and shoes, storage area. Laminate wood flooring which runs through hallway, kitchen, utility and cloakroom. Part glass door leading to entrance hall.

Entrance hall Radiator. Open understairs storage area. Stairs rising to first floor. Doors to cloakroom, living/dining room and extended kitchen.

Cloakroom: Obscured double glazed window to side access. Low level WC. Pedestal hand washbasin with tiled splashback. Heated towel radiator.

Extended kitchen: Double glazed window to front aspect. Obscured part double glazed door to side aspect. Recently fitted Howdens kitchen with a range of base and wall mounted units with work surface over. Modern single drainer sink with mixer taps. Modern brick style tile splashbacks. Integrated dishwasher. Integrated fridge/freezer. Integrated oven, Integrated gas hob with extractor. Cupboard housing boiler. Breakfast bar. Radiator. Open archway through to utility.

Utility: Double glazed window to front aspect. Matching base units with work surface over. Integrated freezer.

Living/dining room: Can be segregated into two areas living and dining area, all open-plan. Living area has double glazed window overlooking rear garden and radiator. Dining area with double glazed patio doors leading onto decking area. Radiator.

First Floor

Landing: Double glazed window to front aspect. Loft access. Airing cupboard housing high pressure hot water tank. Doors leading to all bedrooms and family bathroom.

Bedroom one, a double bedroom with double glazed window to rear aspect overlooking rear garden. Radiator. Laminate wood flooring.

Bedroom two, a double bedroom with double glazed window to rear aspect overlooking rear garden. Radiator. Built-in wardrobes with sliding doors.

Bedroom three, a well-proportioned single bedroom with double glazed window to front aspect. Radiator. Bulk-head overstairs offering storage.

Family bathroom: Obscured double glazed window to side aspect. Tiled flooring. White suite comprising of panelled bath with mixer taps and mixer shower over, shower screen, wash handbasin enclosed in vanity unit with storage below and low level WC. Heated towel rail. Fully tiled splashbacks. Downlights.

Outside

Front: Enclosed by low level fencing. Paved patio pathway leading to entrance porch. Two side gates giving access to the rear of the property on both sides. Front is predominately laid to lawn with small number of hedge detailing.

Rear garden: Boasting one of the largest plots on the estate this enclosed rear garden measures approximately 40 ft x 40 ft. From the living room large decking area. Shingled area with paved patio area. Hardstanding for shed. Paved access to either side of the property with gated side access. The garden is enclosed by panel fencing. Selection of hedge, tree and shrub borders. Predominately laid to lawn with patio area and hardstanding for a swing.

Leaving the front of the property, turning to your left into the street of Longburges there is a **single garage** with up and over door, separate access to the side currently used for storage. **Driveway parking for two/three vehicles** to the front accessed from Longburges.

Agents Note

The property has the potential for extension to rear and side subject to necessary planning permissions. Soffits and gutterings have been replaced.

Services: All Council Tax Banding: C
Authority: South Northants Council



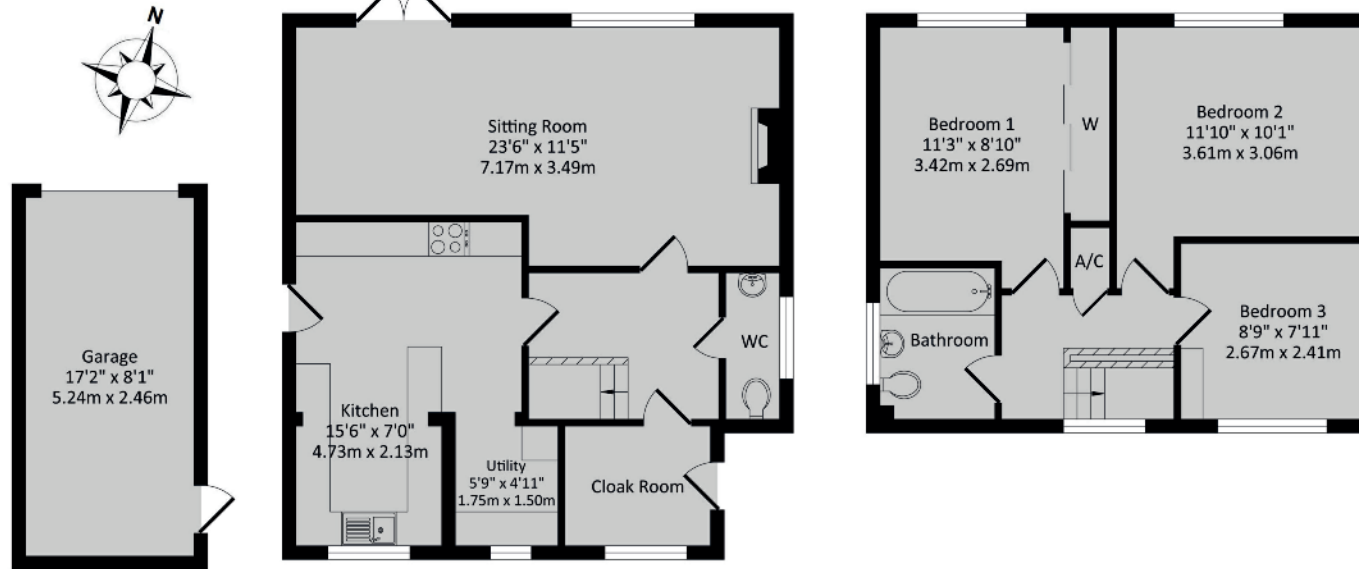


Garage
139 sq.ft. (12.90 sq.m.) approx.

Ground Floor
556 sq.ft. (51.70 sq.m.) approx.

First Floor
436 sq.ft. (40.50 sq.m.) approx.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		83
(81-91)	B		
(69-80)	C	69	
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	
www.epc4u.com			



TOTAL APPROX. FLOOR AREA 1131 sq.ft. (105.10 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

Important Agent's Note All services throughout the property are untested. Any applicants must satisfy themselves with the condition of any central heating systems, fitted gas fires, showers or any other installations (where applicable). Also all measurements should be taken as approximate, although every care is taken in their accuracy. These details contained hereon are for information purposes only and do not form the basis of a contract.

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