



24 Hazeldene Gardens, Banbury, Oxon OX16 9YL
£365,000

**Stanbra
Powell** Estate Agents
Valuers
Property Lettings





An extremely well presented enlarged detached house enjoying favoured cul-de-sac location within close proximity of many amenities.

**Entrance hall | Living/diner | Kitchen/breakfast room |
Three bedrooms | Shower room | Gardens to front and rear
| Garage | Driveway | Double glazing | Gas central heating
throughout**

Located on the popular Bodicote Chase development, a three bedroom detached house complemented by a mature and established private rear garden within walking distance of both primary and secondary schools, arcade of shops and bus routes.

Ground Floor

Front door leads to **entrance hall** with stairs rising off to first floor. Useful store cupboard. Door through to dual aspect living/diner.

Living/diner: Double glazed window to front, double glazed casement doors to rear.

From the hallway door through to recently installed kitchen/breakfast room.

Kitchen/breakfast room: Kitchen comprises of a comprehensive range of contemporary wall and base units fitted to a high standard. Sink unit and drainer. Integrated dishwasher. Integrated fridge/freezer. Integrated washing machine. Ample work surfaces. Karndean flooring throughout the kitchen/breakfast room. Window overlooking garden. Door giving access to garden. Useful understairs storage cupboard. Door to side.

First Floor

Landing: Access to loft which is partly boarded. Airing cupboard housing Glow worm gas combination boiler installed in 2023.

Bedroom one: Double bedroom to front aspect with fitted wardrobes to one wall.

Bedroom two: Double bedroom to rear aspect with fitted wardrobes to one wall.

Bedroom three: Single bedroom to front aspect with wardrobe.

Shower room: Recently fitted to a high specification comprising of walk-in double width shower cubicle with shower unit, vanity unit with inset handbasin and low level WC. All walls are fully tiled. Tiled floor. Window to rear and to side. Heated towel rail.

Outside

Rear garden: Mature and established private rear garden. Laid to lawn, fully stocked with flowers, trees, shrubs and bushes. Large patio area. One shed.

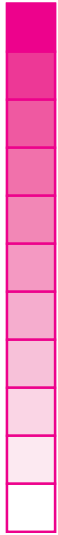
Front: Open-plan, small area laid to lawn. Area laid to shingle. **Driveway** providing parking for several vehicles leading to detached single garage.

Garage: Metal up and over door. Power and light connected. Door giving access to garden. Window to rear.

Services: All Council Tax Banding: D
Authority: Cherwell District Council

Directions: From Banbury Cross proceed south on the Oxford Road and upon reaching the flyover, take the left turn into Bankside, first left into Chatsworth Drive, first left again into Elton Road. Follow this road along and Hazeldene Gardens is on the left hand side.



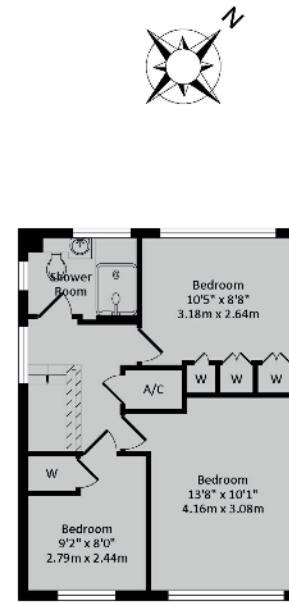
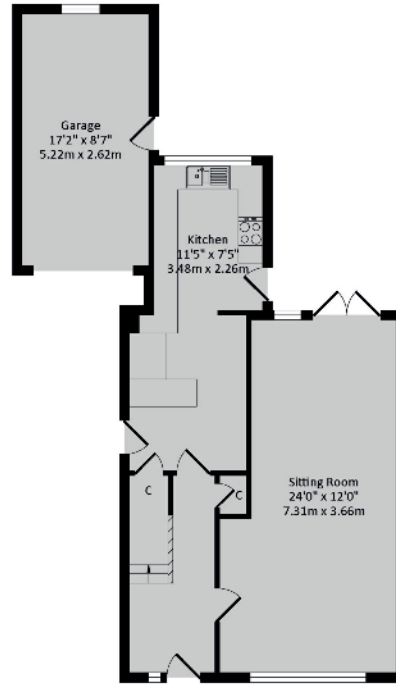




Ground Floor
 663 sq.ft. (61.60 sq.m.) approx.

First Floor
 435 sq.ft. (40.40 sq.m.) approx.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		83
(81-91)	B		
(69-80)	C		
(55-68)	D	70	
(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 1098 sq.ft. (102.0 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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