



2 Twyford Avenue, Twyford, Banbury, Oxon OX17 3JF
£435,000

**Stanbra
Powell**

Estate Agents
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Property Lettings





An internal viewing is highly recommended to appreciate the space and stylish finish of this extended three bedroom village home built circa 1910. The property has been thoughtfully and cleverly extended to the side and the rear adding a large family space overlooking rear garden through bi-fold doors, utility and cloakroom. In addition there is a further reception room, three well-proportioned bedrooms, refitted family bathroom, a beautifully landscaped rear garden backing onto surrounding properties gardens and allotments, from the first floor elevation are views over fields to Kings Sutton. Parking for two vehicles to front.

Entrance hall | Reception room/office or snug | Sitting area opening to open-plan kitchen/family room | Cloakroom | Utility area | Three bedrooms | Refitted bathroom | Rear garden | Parking

Ground Floor

Traditional entrance hall with stairs rising to first floor.

Original sitting room which is now used as an additional reception room/office space or snug.

Open-plan kitchen/family room with clever use of space incorporating storage and spacious seating area. Open-plan through to the extension which offers a large amount of space for social area which is currently separated into a dining area and spacious kitchen with ample work surfaces. The room overlooks a landscaped rear garden, by opening the sliding doors completely gives a feeling of this room and the garden becoming one. This impressive L-shaped room can be reconfigured in a number of ways to suit your style of living.

On the ground floor is the addition of a utility area, side porch and cloakroom.

First Floor

Master bedroom situated to the rear of the property overlooking rear garden with views over fields to Kings Sutton. This room is a spacious double room with feature fireplace with painted brick chimney breast.

Bedroom two with bay window to front aspect offering lots of natural light.

Bedroom three a well-proportioned room with views overlooking garden.

The **family bathroom** has been refitted with a modern white suite comprising of bath with shower over, WC and wash basin are built into vanity unit with storage below.

Outside

Generous rear garden enclosed by panel fencing. This area has been landscaped with raised beds made from railway sleepers and mature shrubs. Two patio areas. The remainder is laid to lawn. The garden backs onto neighbouring properties and allotment and offers a certain level of privacy. Good size storage shed.

Parking for two vehicles to front which is low maintenance with gravel and shrubs.

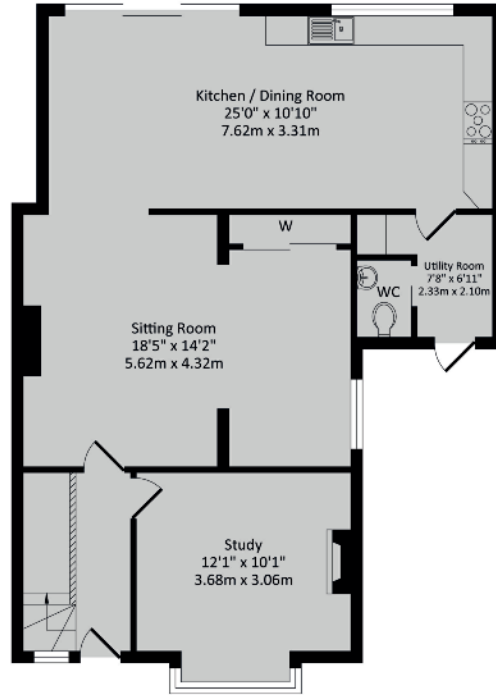
Services: All Council Tax Banding: C
Authority: Cherwell District Council



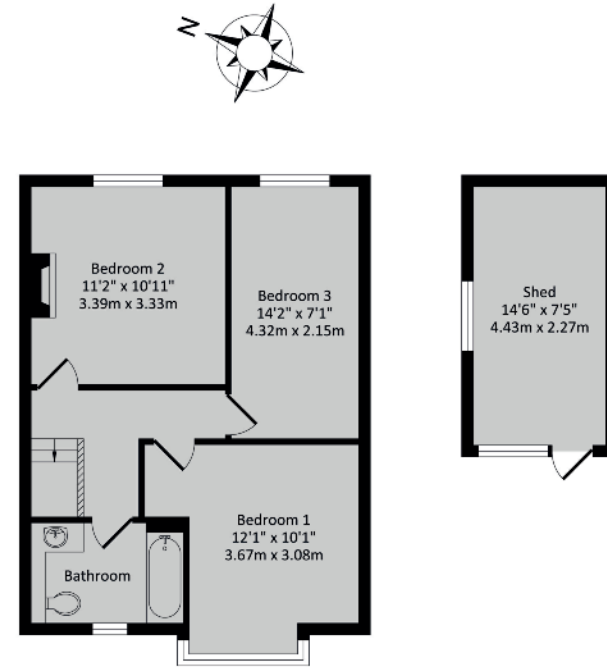




Ground Floor
 798 sq.ft. (74.1 sq.m.) approx.



First Floor
 463 sq.ft. (43.0 sq.m.) approx. 109 sq.ft. (10.1 sq.m.) approx.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		87
(81-91)	B		
(69-80)	C		
(55-68)	D	71	
(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 1370 sq.ft. (127.2 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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