



54 Horton Road, Middleton Cheney, Banbury, Oxon OX17 2LG
£475,000

**Stanbra
Powell**

Estate Agents
Valuers
Property Lettings





An enlarged spacious bungalow offered in excellent decorative order throughout.

Entrance porch | Spacious entrance hall | Open-plan living/ kitchen/dining room | Master bedroom with en-suite | Two further bedrooms | Bathroom | Private south facing rear garden | Timber workshop | Garden to front | Block paved driveway providing off road parking for several vehicles.

Located in this sought after village with an array of amenities, an immaculate enlarged three bedroom detached bungalow complemented by a south facing rear garden. The property benefits from ample off road parking and timber workshop.

Accommodation

Front door.

Porch with tiled flooring. Window to front aspect. Door through to spacious entrance hall.

Entrance hall: Solid oak flooring. Access to loft. Cupboard housing Veissmann gas combination boiler for domestic hot water and central heating.

Door through to **open-plan kitchen/living/dining room:** Living room has feature bi-fold doors giving access to garden. Wall mounted electric fire. Walkway through to kitchen/dining area. Kitchen comprising of bowl and a half stainless steel inset sink unit and drainer. Comprehensive range of oak fronted shaker style wall and base units. Ample work surfaces. Complementary tiling to splashback areas. Integrated dishwasher. Integrated 4 ring electric hob with stainless steel canopy extractor over. Stainless steel microwave and double oven. Integrated washing machine and fridge/freezer. Tiled flooring. Window overlooking garden. Door to side aspect. Recessed spotlights throughout the room.

Master bedroom: Double bedroom to front aspect. Door giving access to en-suite.

En-suite: All walls are fully tiled. Double width shower cubicle, low level WC, handbasin with inset vanity unit. Recessed spotlights.

Bedroom two: Double bedroom to front aspect.

Bedroom three: Double bedroom with Velux window.

Bathroom: Contemporary white suite comprising of panelled bath, wall hung handbasin and low level WC. Separate shower cubicle. All walls are fully tiled. Tiled flooring. Recessed spotlights. Heated towel rail.

Agents Note

All windows are UPVC.
Gas radiators in all rooms.
All internal doors are oak.

Outside

South facing rear garden: Enclosed by fencing. Predominately laid to lawn. Feature patio area. Areas laid to shingle. Outside tap. Flowers, shrubs and bushes. Feature barbeque area. Hardstanding for shed. **Timber workshop** with light and power connected. The garden measures approximately 40 ft in length. To the side of the property is a further patio area with sheltered canopy section, double doors giving access to front.

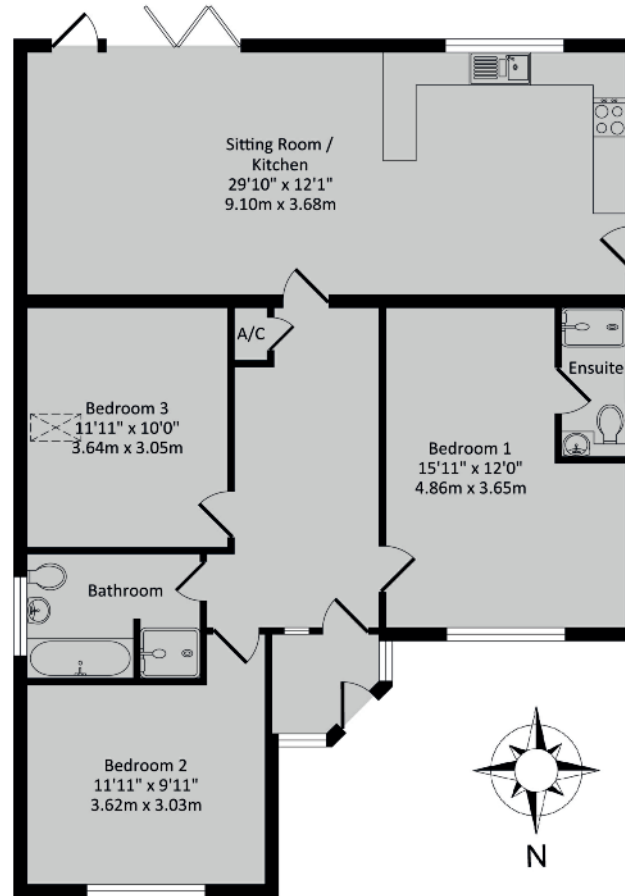
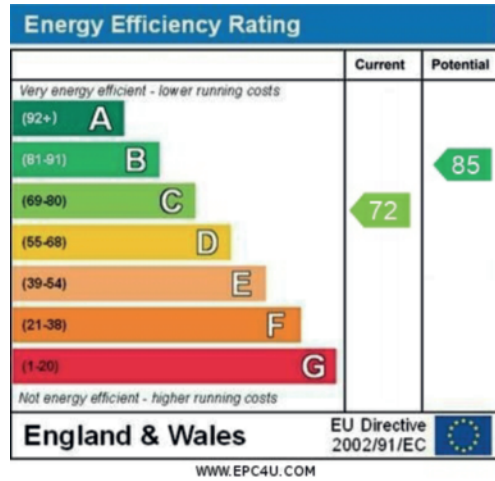
Front: Block paved driveway providing off road parking for several vehicles. Areas laid to lawn and to shingle. Flowers, shrubs and bushes. Pathway to front door.

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

Directions: From Banbury Cross proceed east towards the M40 motorway junction. Cross over at the roundabout heading towards Brackley / Northampton. At the next roundabout take the second right into the village of Middleton Cheney. Continue along this road, passing the shops on the right and primary school on the left. Take the second right into Horton Road.







TOTAL APPROX. FLOOR AREA 1034 sq.ft. (96.10 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurement of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error of 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.

Viewing: Through appointment with Stanbra Powell



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