



7 Aston Close, Banbury, Oxon OX16 9TU  
£425,000

**Stanbra  
Powell** Estate Agents  
Valuers  
Property Lettings





*Located on the south side of Banbury in a quiet cul-de-sac is this spacious and cleverly extended five bedroom semi detached family home, originally a three bedroom semi detached house the property has been extended to add larger garage, entrance porch, second reception room, two further bedrooms and separate WC. In addition there is a block paved driveway with parking for three/four vehicles and a westerly facing rear garden. The property is offered for sale with no onward chain.*

**Entrance porch | Entrance hall | Living room | Kitchen/diner  
| Second reception room | Five bedrooms | Family bathroom  
| Separate WC | Gas central heating | Double glazed |  
Extended garage | Block paved driveway | Westerly facing  
rear garden | Offered with no onward chain**

### Ground Floor

Part double glazed door to entrance porch.

**Entrance porch:** Tiled floor. Window. Built-in shoe storage. Door to entrance hall.

**Entrance hall:** Stairs rising to first floor. Radiator. Door leading to living room.

**Living room:** Large bay window to front. Radiator. Feature fireplace with gas fire insert. Door leading to kitchen/diner.

**Kitchen area:** Window overlooking garden. Fitted with a range of base and wall mounted units with work surface over. Tiled splashbacks. Stainless steel one and a half sink unit with mixer tap over. Integrated electric oven, electric hob and extractor. Space for white goods. Tiled floor running through the whole of the ground floor. Understairs storage cupboard/pantry with power, light and additional fitted storage.

**Dining area:** Additional base and wall mounted units with work surface over. Tile splashbacks. Space for upright fridge/freezer. Space for dining table. Patio doors onto patio and rear garden.

**Second reception room:** Access via kitchen area. Door onto rear garden. Window to rear aspect. Radiator. Door to garage.

**Garage:** Up and over door. Power and light connected. Plumbing for washing machine.

### First Floor

**Landing:** Doors leading to bedrooms one, two and five. Open walkway onto second landing. Access to loft. Airing cupboard housing modern Bosch Worcester boiler.

**Bedroom one:** Double bedroom with window to front aspect. Radiator.

**Bedroom two:** Double bedroom with window to rear aspect. Radiator.

**Bedroom five:** Single bedroom/or could be used as office space with window to front aspect. Radiator.

**Family bathroom:** Window to rear aspect. Fitted with a panelled bath with mixer shower over, fully tiled splashbacks, pedestal wash handbasin and low level WC. Radiator.

**Second landing:** Access to additional loft. Doors leading to bedroom three, four and separate WC.

**Bedroom three:** Double bedroom with window to rear. Radiator.

**Bedroom four:** Spacious single bedroom/small double with window to front aspect. Radiator.

**WC:** Window. Pedestal wash handbasin. Low level WC. Vinyl flooring. Fully tiled splashbacks. Radiator.

### Outside

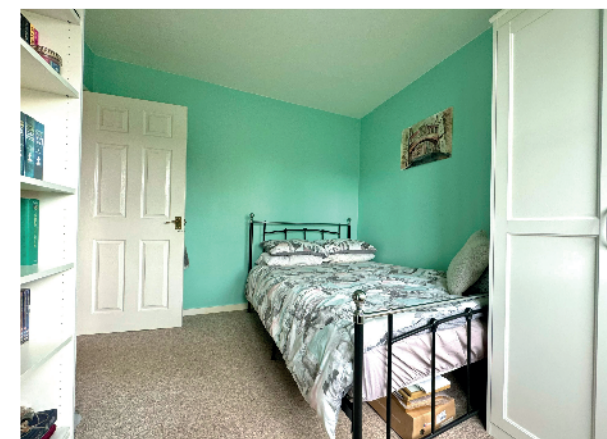
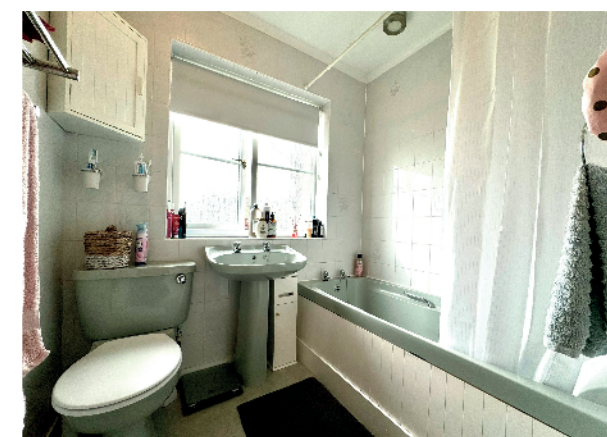
**Rear garden:** Westerly facing garden, enclosed by panel fencing with gated side access. Access to front of property. Mainly laid to lawn with large brick paved patio for seating. Two awnings. Paving slab stepping stones leading to rear hardstanding for shed. Raised flower, shrub and established tree borders.

**Front:** Large block paved driveway with comfortable parking for three vehicles. Small area with mature shrub and hedges. Gated access to side of the property leading to rear.

**Services:** All  
**Authority:** Cherwell District Council

**Council Tax Banding:** C

**Directions:** From Banbury Cross proceed south on the Oxford Road as far as the flyover. Take the left turn into Bankside and first left again into Chatsworth Drive and second right into Aston Close.

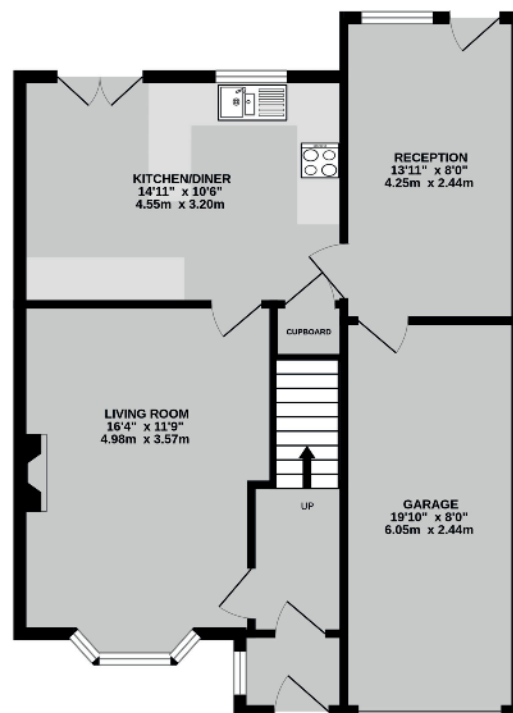




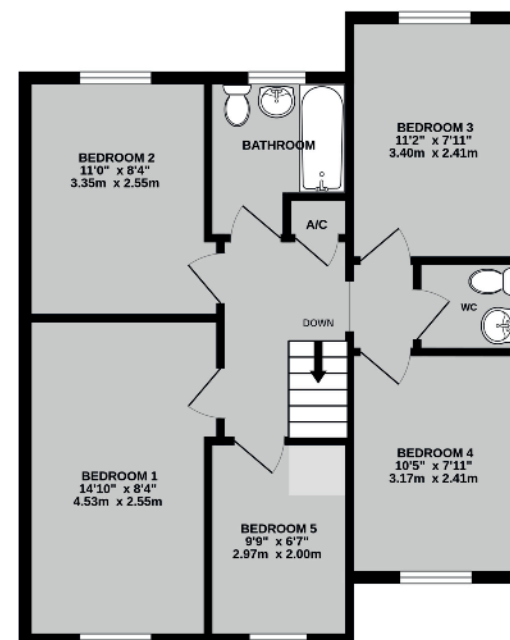




GROUND FLOOR  
 659 sq.ft. (61.2 sq.m.) approx.



1ST FLOOR  
 590 sq.ft. (54.8 sq.m.) approx.



TOTAL FLOOR AREA: 1249 sq.ft. (116.0 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan 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.  
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**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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