



17 Sandford Green, Banbury, Oxon OX16 0SA  
£280,000

**Stanbra  
Powell** | Estate Agents  
Valuers  
Property Lettings







*A spacious semi-detached house enjoying generous size plot within close proximity of many amenities.*

**Entrance hall | Living/diner | Kitchen/breakfast room | Rear lobby | Cloakroom | Useful store cupboard | Three first floor double bedrooms | Shower room | Gas central heating | UPVC double glazing | Communal parking**

Pleasantly overlooking green area to front, a well presented spacious three double bedroom semi-detached house located on the north side of Banbury. The property enjoys a generous size plot and has the potential for extensions subject to necessary planning permissions.

#### Ground Floor

Front door.

**Spacious entrance hall:** Stairs rising off to first floor. Laminate flooring. Useful understairs storage. Door to living room.

**Living room:** Dual aspect room with walk-in bay window to front aspect, double glazed window to front, double glazed window to rear.

From the hallway door through to kitchen/breakfast room.

**Kitchen/breakfast room:** Comprehensive range of contemporary wall and base units with complementary work surfaces. Tiling to splashback areas. Bowl and a half stainless steel sink unit and drainer. 4 ring gas hob with electric oven under, extractor fan over. Free space and plumbing for washing machine. Integrated fridge/freezer. Pantry. Cupboard housing Worcester gas boiler for domestic hot water and central heating. Tiled flooring. Double glazed window to side aspect. Door to rear lobby.

**Rear lobby:** Two pairs of casement doors giving access to garden. Door to cloakroom.

**Cloakroom:** Low level WC. Matching (lobby and kitchen) tiled flooring.

**Useful store** with light and power.

#### First Floor

**Landing:** Access to loft which is insulated.

**Master bedroom:** Double bedroom to rear aspect.

**Bedroom two:** Double bedroom to rear aspect.

**Bedroom three:** Double bedroom to front aspect.

**Shower room:** Double width shower cubicle, pedestal handbasin and low level WC. Tiling to splashback areas. Heated towel rail.

#### Outside

**Rear garden:** Laid to lawn with shrubs and bushes. Useful outbuilding. The garden measures approximately 60 ft in length with a maximum width of approximately 65 ft. Access front to back via pathway.

**Front:** Area laid to lawn. Pathway to front door.

**Communal parking** nearby.

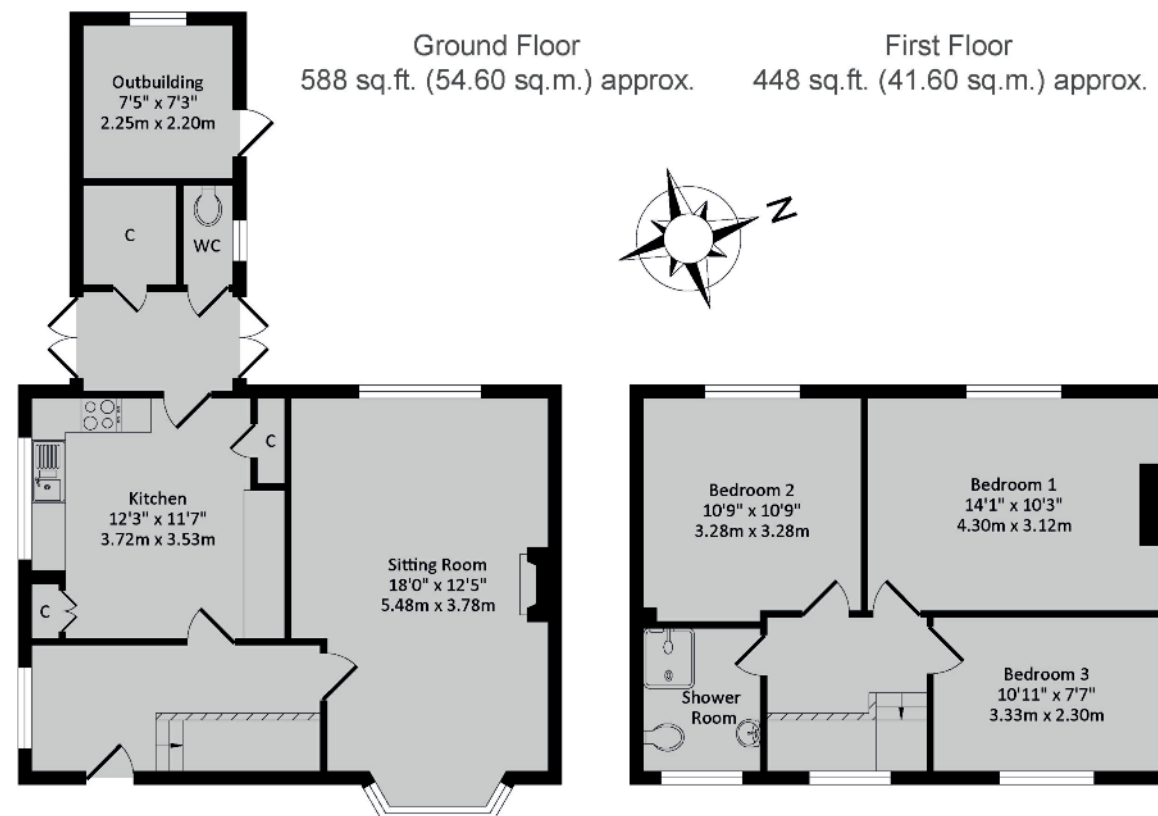
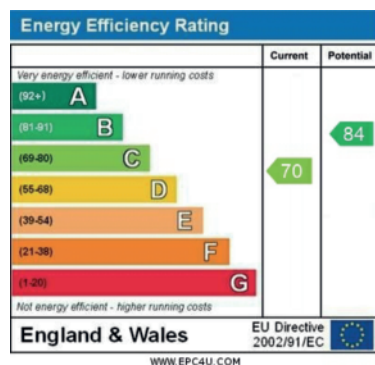
**Services:** All  
**Authority:** Cherwell District Council

**Directions:** From Banbury Cross proceed north to the traffic lights, taking the left turn into the B4100 Warwick Road. Continue for approximately three quarters of a mile. Turn left into Ferndale Road, right into The Fairway and right again into Sandford Green.









**TOTAL APPROX. FLOOR AREA 1036 sq.ft. (96.20 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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Viewing: Through appointment with Stanbra Powell

