



35 Horton Drive, Middleton Cheney, Banbury, Oxon OX17 2LN
£329,950

Stanbra
Powell

Estate Agents
Valuers
Property Lettings





An extended two bedroom detached bungalow

Entrance hallway | Living room | Kitchen | Two double bedrooms | Dining/family room | Shower room | Double glazing | South facing rear garden | Gas central heating | No onward chain

Located in the ever popular village of Middleton Cheney within easy walking distance of many amenities is this two bedroom detached bungalow. The property benefits from a rear extension which provides extra living space for further sitting/dining area. There are two double bedrooms, shower room, kitchen, pleasant south facing rear garden and large driveway. The property is offered for sale with no onward chain.

Accommodation

Entrance via composite door to entrance hallway.

Entrance hallway: Radiator. Access to loft. Airing cupboard housing hot water tank. Doors to all accommodation.

Living room: Real wood flooring. Radiator. UPVC double glazed bay window to front aspect. Glazed wooden doors leading to bedroom two.

Kitchen: Range of base and eye level units. Laminate worktop. Built-in electric hob with extractor hood and oven. Space for under counter fridge. Space for washing machine. Tiling to splashback areas. Wall mounted fuse box. Wall mounted Glow worm boiler (approximately 5/6 years old, serviced regularly). UPVC double glazed window to front aspect. Tiled flooring.

Dining/sitting room: Real wood flooring. UPVC double glazed sliding patio doors to side aspect and onto garden. UPVC double glazed windows to rear and side aspects. Radiator. Double doors leading to bedroom one.

Bedroom one: Double bedroom. Real wood flooring. Radiator. Built-in wardrobes.

Bedroom two: Double bedroom. Real wood flooring. UPVC double glazed bay window to front aspect. Radiator.

Bathroom: Three piece white suite comprising of low level WC, wash handbasin with built-in storage cupboard underneath and double shower cubicle with Bar shower over. Fully tiled walls. Tiled flooring. Heated ladder towel rail. Extractor fan. Spotlights. UPVC double glazed obscured window to side aspect.

Outside

Front: Mostly block paved, some shingle borders. **Parking for approximately 5/6 vehicles.** Outside power point.

Rear garden: South facing aspect, measuring approximately 46 ft in length. Large block paved patio area with flower and shrub border along one side. Steps up to laid to lawn area with decking area to rear. The garden is enclosed by timber panel fencing. Shed.

Formerly garage of prefabricated concrete construction with asbestos roof. Power and light connected.

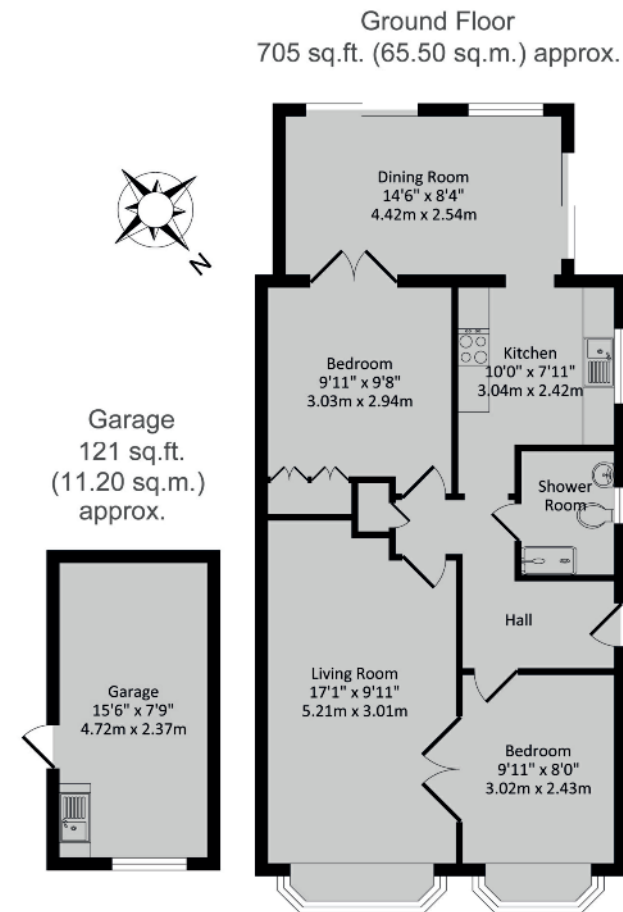
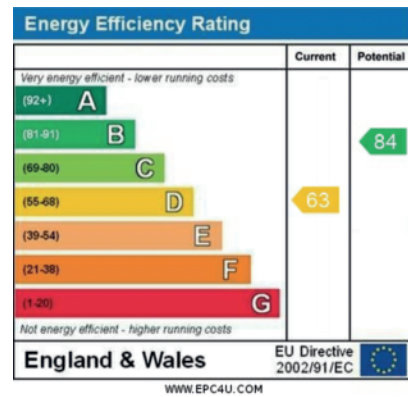
Decking area to side with double gates leading to driveway.

Services: All Council Tax Banding: C
Authority: South Northants District Council

Directions: From Banbury Cross proceed east towards the M40 motorway junction. Cross over at the round-about 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 and first left into Horton Drive.







TOTAL APPROX. FLOOR AREA 826 sq.ft. (76.70 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.

Viewing: Through appointment with Stanbra Powell

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