



53 Longford Park Road, Bodicote, Banbury, Oxon OX15 4SZ
Offers over £450,000

**Stanbra
Powell**

Estate Agents
Valuers
Property Lettings





Impressive four bedroom detached stone property offered with no onward chain.

Entrance hallway | Cloakroom/Utility | Study | Living room | Kitchen/dining/family room | Four bedrooms, en suite to master | Family bathroom | Rear garden | Garage | Parking

Located in no-through road position is this detached four bedroom stone built home, benefiting from living room, large kitchen/dining/family room, cloakroom/ utility, study, four well-proportioned bedrooms, en-suite to master, family bathroom, pleasant rear garden, driveway and garage.

Ground Floor

Access via covered porch to front door.

Entrance hallway: Radiator. Stairs rising to first floor. Understairs storage cupboard.

Study: UPVC double glazed window to the front aspect. Radiator.

Cloakroom/Utility: Two piece white suite comprising low level WC, wash hand basin with built-in storage cupboards, worktop over. Built-in washing machine. UPVC double glazed obscured window to the side aspect. Radiator.

Kitchen/dining/family room: Kitchen area, a range of modern base and eye level units, laminate worktop. Built-in stainless steel sink unit. Built-in dishwasher. Built-in oven, five ring gas hob. Extractor fan. Built-in fridge freezer. Cupboard housing Potterton boiler. UPVC double glazed window overlooks the rear garden. Dining/dining/ family area, space enough for large table and chairs and possibility a sofa. Double glazed doors opening onto rear patio.

Living room: Spacious living room with double glazed window to the front aspect. Radiator. Double doors lead into the kitchen.

First Floor

Landing: Useful storage cupboard.

Bedroom two: Good sized double bedroom with two UPVC double glazed windows to the front aspect.

Family bathroom: Three piece white suite comprising low level WC, wash hand basin and panel bath with Bar shower over. Tiling splashback areas. UPVC double glazed obscured window to the side aspect.

Bedroom four: Double bedroom with UPVC double glazed window overlooking rear garden.

Bedroom three: Good sized double bedroom with UPVC double glazed window overlooking the rear garden. Radiator.

Master bedroom: Excellent sized double bedroom with a large UPVC double glazed window to the front aspect. Built-in wardrobes. Radiator.

En-suite: Three piece white suite comprising low level WC, wash hand basin with built-in storage underneath. Double shower cubicle with Bar shower over. Tiling splashback areas. Heated towel rail.

Outside

Front: Pathway leading to front door. Enclosed partially by hedging and shingle borders. Side passageway leads to parking area.

Rear garden: Good sized patio area. Pathway leading a gated side access. The rest of the garden is mostly laid to lawn enclosed by brick wall and timber panel fencing. Storage area to the side of the property. Outside tap. To the rear there is **tandem parking** for two vehicles in front of the single garage.

Single garage: Metal up and over door, and eaves storage.

Services: All
Authority: Cherwell District Council
Directions: Upon leaving Banbury on the Oxford Road and entering Bodicote take the second left turn into the Longford Park development, signposted as Longford Park Road.

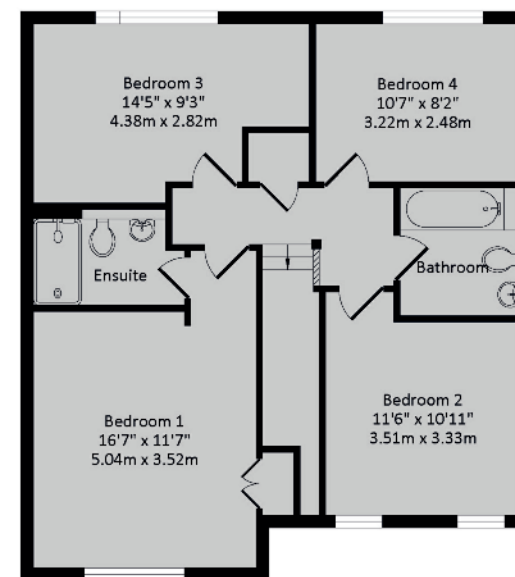
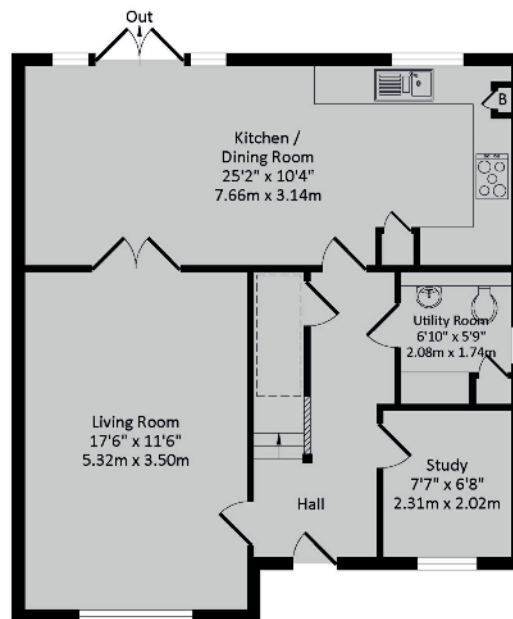
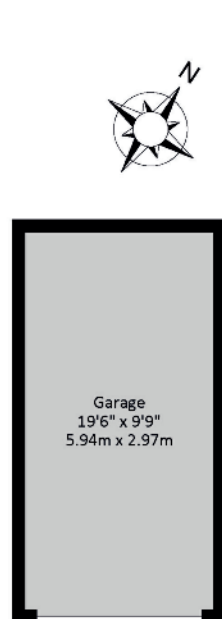
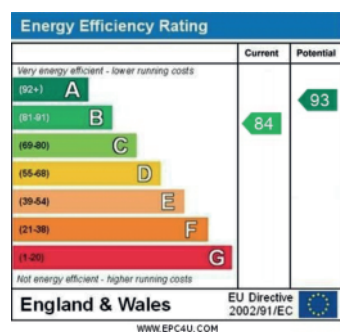




Garage
189 sq.ft. (17.60 sq.m.) approx.

Ground Floor
668 sq.ft. (62.10 sq.m.) approx.

First Floor
668 sq.ft. (62.10 sq.m.) approx.



TOTAL APPROX. FLOOR AREA 1525 sq.ft. (141.80 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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