



**Connells**

Longley Crescent  
BANBURY





## Property Description

Connells Estate Agents are delighted to present this spacious and immaculately three bedroom located within the sought after Banbury Rise development.

Accommodation comprises; entrance hall, spacious lounge, generous sized kitchen diner leading to utility room and cloakroom.

On the first floor; two generous sized double bedrooms and family bathroom.

On the second floor; an extremely spacious master bedroom with built in wardrobes and en suite.

Outside; a generous sized private rear garden. Furthermore, there is a driveway allowing parking for two cars.

## Entrance Hall

Wall mounted Radiator.

## Cloakroom

Wall mounted radiator. Low level WC and wash hand basin. Extractor fan.

## Lounge

14' 6" x 10' 6" ( 4.42m x 3.20m )

Wall mounted Radiator. Television point. Understairs storage cupboard. Double glazed window to front aspect.

## Kitchen

10' 4" x 12' 10" ( 3.15m x 3.91m )

Wall and base units. Worksurfaces. Gas hobs with hood over. Oven. Space for fridge freezer. Space for dishwasher. Sink and drainer unit. Wall mounted radiator. Patio doors leading to rear garden.

## Utility Room

3' 4" x 6' 6" ( 1.02m x 1.98m )

Work surfaces. Wall mounted boiler. Space for washing machine.

## Landing

Double glazed window to front aspect. Wall mounted radiator. Airing cupboard

## Bedroom Two

14' 1" x 9' 3" ( 4.29m x 2.82m )

Double glazed window to rear aspect. Built in wardrobe. Wall mounted radiator.

## Bedroom Three

10' 3" x 7' 4" ( 3.12m x 2.24m )

Double glazed window to front aspect. Wall mounted radiator

## Bathroom

Double glazed window to side aspect. Low level WC. Wall mounted towel rail. Vanity unit; Bath with shower over.

## Second Floor

### Bedroom One

10' 6" x 17' 1" ( 3.20m x 5.21m )

Double glazed window to the front aspect.  
Television point. Built in wardrobes. Wall mounted radiator. radiator

### Ensuite

Velux to rear aspect. Vanity unit. Low level WC. Shower cubicle. Wall mounted radiator. Extractor fan.

### Rear Garden

Decking; lawned area; timber shed

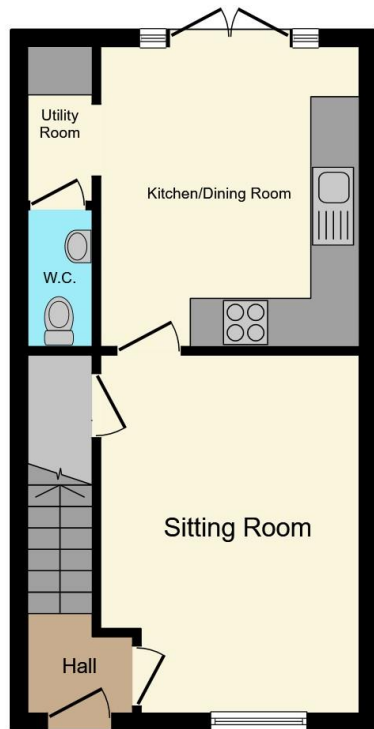




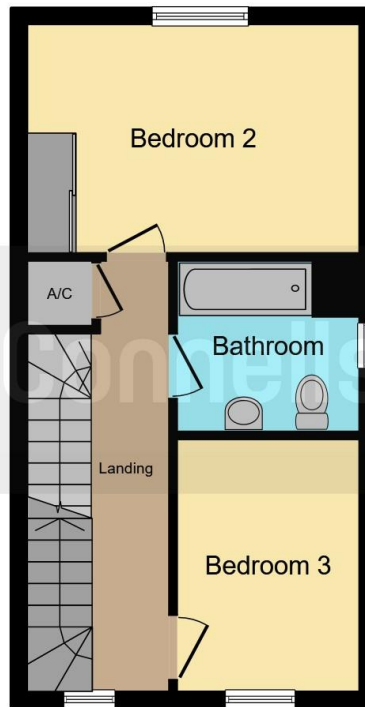




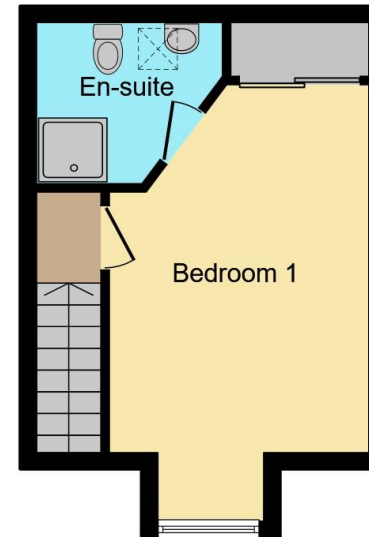




**Ground Floor**



**First Floor**



**Second Floor**

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**EPC Rating: B**

Tenure: Freehold

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