



**Connells**

Foxtail Crescent  
Bodicote Banbury



# Foxtail Crescent Bodicote Banbury OX15 4SP

for sale  
**£425,000**



## Property Description

A popular Village modern Development with large parks, the OFSTED Outstanding Longford Park Primary School & Longford Park Community Centre create a great family environment with the town Centre of Banbury a short drive or bus away.

## Entrance Hall

Access to ground floor rooms. Understairs storage cupboard. Stairs rising to the First Floor.

## Lounge

17' 5" x 10' 2" ( 5.31m x 3.10m )

A spacious dual aspect room with a window to the front and double doors to the garden.

## Dining Room

9' 9" x 11' 1" ( 2.97m x 3.38m )

Double glazed windows to the front and side aspects

## Kitchen

15' 2" x 15' ( 4.62m x 4.57m )

Double glazed windows to the side and rear aspect. A spacious light & airy room which is fitted with high eye level cabinets, base units and drawers with work surfaces over, a sink and draining board and a four ring hob with extractor over. Space for a good size table and chairs, wall mounted boiler within

cupboard. Door to Garden

## First Floor

## Landing

Hatch to loft space which is half boarded with ladder, window to rear and doors to all first floor accommodation.

## Bedroom One

10' 1" x 13' 3" ( 3.07m x 4.04m )

A large double room with a fitted triple wardrobe, windows to the rear and side and an en-suite shower room.

## En-Suite

Double glazed frosted window to the side aspect. Suite comprises of a shower, wash hand basin and low level wc.

## Bedroom Two

8' 10" x 16' 7" ( 2.69m x 5.05m )

Double glazed window to the front and side aspect.

## Bedroom Three

9' 1" x 10' 5" ( 2.77m x 3.17m )

Double glazed window to the rear aspect

## Bedroom Four

7' x 7' 5" ( 2.13m x 2.26m )

Double glazed window to the rear aspect

## Bathroom

A modern suite comprises of a low level wc, wash hand basin and paneled bath with shower. Extractor fan.

## Outside

To the front there is a low maintenance garden with fence surround and gated to path to front door.. There is a tandem driveway and single garage to the side and at the rear there is a good plot rear garden with patio area then mainly laid to lawn.















This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by [www.focalagent.com](http://www.focalagent.com)

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**EPC Rating: B**

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Tenure: Freehold



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