



**Connells**

Longford Park Road  
Bodicote Banbury





## Property Description

Beautifully presented brick built detached house, situated towards the edge of the development and close to the landscaped parkland with spacious well balanced accommodation on two floors with a modern layout.

### Entrance Hall

Entrance hall with stairs to first floor and doors to cloakroom and sitting room.

### Cloakroom

Low level WC; wash hand basin

### Lounge

12' x 14' ( 3.66m x 4.27m )

Sitting room with double glazed window to front and radiator, door to kitchen.

### Kitchen/Dinning Room

9' 5" x 15' 5" ( 2.87m x 4.70m )

Smart well appointed kitchen/dining room which is light and airy and has space for table and chairs, understairs storage cupboard, a range of base and eye level units with working surfaces over and cupboards and drawers under, integrated appliances, space for white goods under counter, sink unit with mixer tap, four ring hob with extractor over, integrated oven, double glazed window to rear and door to rear garden.

## First Floor

### Bedroom One

11' 4" x 9' 8" ( 3.45m x 2.95m )

Bedroom one with en-suite shower room comprising fully tiled shower cubicle, WC, wash basin, extractor fan.

### Bedroom Two

10' 8" x 8' 7" ( 3.25m x 2.62m )

Bedroom two is a further double and bedroom three is a single which would make an ideal study or nursery.

### Bedroom Three

6' 5" x 11' 10" ( 1.96m x 3.61m )

Bedroom three is a single which would make an ideal study or nursery.

### Bathroom

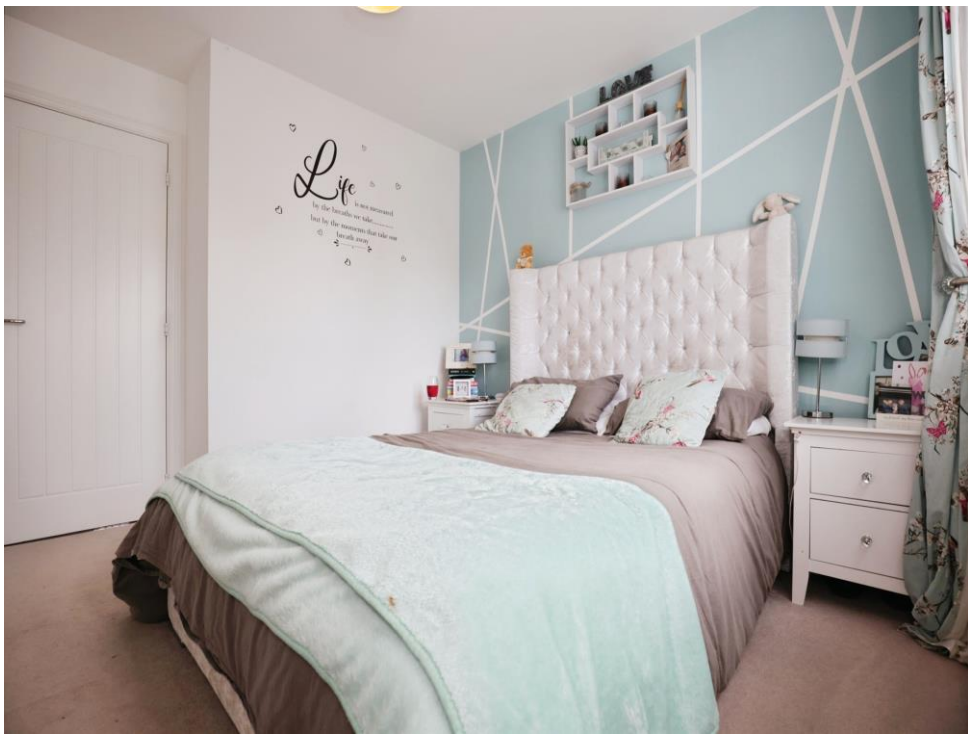
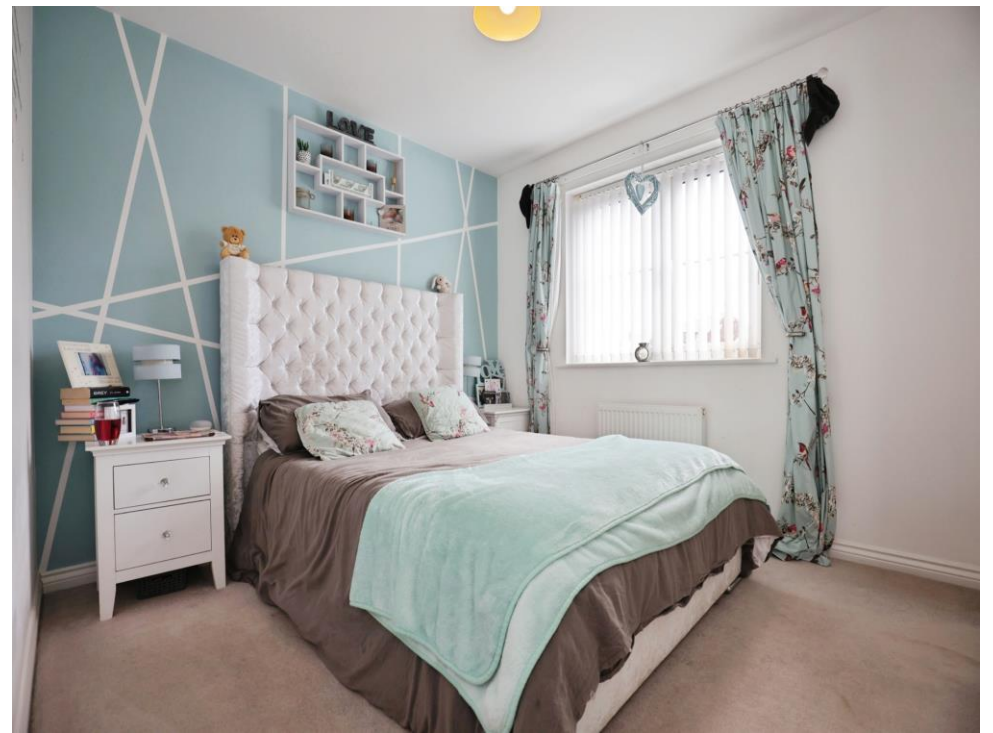
Double glazed window to the side aspect; Bath; low level wc; wash hand basin

## Outside

### Rear Garden

An Enclosed rear Garden with patio area then mainly laid to lawn











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EPC Rating: B Council Tax  
 Band: D

Tenure: Freehold

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