

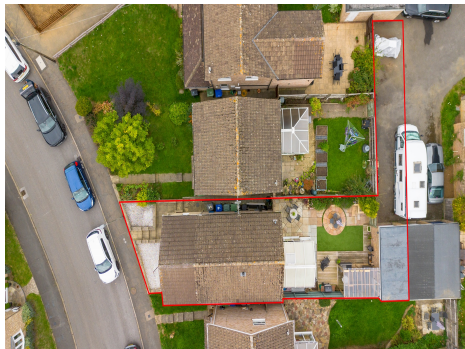


Connells

Washle Drive
Middleton Cheney Banbury

Washle Drive Middleton Cheney Banbury OX17 2PY

for sale
£425,000



Property Description

Connells Estate Agents are delighted to present this three double bedroom detached home, with an additional study on the first floor, located within the sought after village of Middleton Cheney.

Accommodation comprises; entrance hall with storage cupboard, cloakroom, a spacious lounge, kitchen, separate dining room and a stunning conservatory overlooking the rear garden.

On the first floor; three generous double bedrooms, a separate study, en suite to master bedroom and a family bathroom.

Outside; a beautiful low maintenance rear garden with seating area under a pergola. There is rear access leading to the driveway and single garage. The garage can also be accessed via a separate door from the rear garden.

Entrance Hall

Enter via door to front aspect. Storage cupboard. Wall mounted radiator. Stairs leading the first floor. Door leading to the lounge.

Cloakroom

Low level WC and wash hand basin. Wall mounted radiator. Double glazed window to side aspect.

Family Room

10' 1" x 8' 9" (3.07m x 2.67m)

Double glazed bay window to front aspect. Television point. Wall mounted radiators.

Living Room

12' 2" x 13' 10" max (3.71m x 4.22m max)

Dining Room

10' 1" x 7' 10" max (3.07m x 2.39m max)

Wall mounted radiator. Door leading to the kitchen. Patio doors leading to the conservatory.

Kitchen

10' 1" x 8' 8" (3.07m x 2.64m)

Wall and base units. Worksurfaces. Electric hobs with extractor hood over. Integrated fridge freezer and dishwasher. Space for washing machine. Sink and drainer unit. Serving hatch to the dining room. Understairs pantry. Double glazed window to rear aspect.

Conservatory

11' 8" x 9' 2" (3.56m x 2.79m)

Brick built to quarter height with uPVC double glazed windows. Underfloor heating. Patio door leading to the rear garden.

First Floor Landing

Double glazed window to side aspect. Airing cupboard. Doors to bedrooms, bathroom and study.

Bedroom One

16' 11" max x 9' 1" (5.16m max x 2.77m)

Double glazed window to front aspect. Wall mounted radiator. Partly vaulted ceiling.

En Suite

Three piece suites comprises low level WC, vanity unit and shower cubicle. Extractor fan. Wall mounted radiator.

Bedroom Two

10' 8" x 10' (3.25m x 3.05m)

Double glazed window to rear aspect. Wall mounted radiator.

Bedroom Three

16' 11" x 7' (5.16m x 2.13m)

Double glazed window to front aspect. Wall mounted radiator. Partly vaulted ceiling.

Study

6' x 4' 9" max (1.83m x 1.45m max)

Double glazed window to side aspect. Wall mounted radiator.

Bathroom

Three piece suite comprising low level WC, wash hand basin and bath with shower unit over. Wall mounted radiator. Extractor fan. Double glazed window to rear aspect.









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

To view this property please contact Connells on

T 01295 268 101
E banbury@connells.co.uk

33 Bridge Street
 BANBURY OX16 5PN

EPC Rating: C Council Tax
 Band: C

Tenure: Freehold

view this property online connells.co.uk/Property/BAN309605



1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures, fittings or services and it is in the buyers interest to check the working condition of any appliances.

Connells Residential is registered in England and Wales under company number 1489613, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.

See all our properties at www.connells.co.uk | www.rightmove.co.uk | www.zoopla.co.uk

Property Ref: BAN309605 - 0004