



**WALLER DRIVE BANBURY OX16**  
*£1,850 PER MONTH AVAILABLE 20/05/2024*

**Hamptons**




THE HOME EXPERTS



# { THE PARTICULARS

Waller Drive Banbury OX16

£1,850 Per Month  
Unfurnished

 4 Bedrooms  
 2 Bathrooms  
 2 Receptions

## Features

- 4 Bedrooms, - 2 Bathrooms (1 en-suite), -  
Large Living Room, - Conservatory, -  
Dining Room, - Double Garage, -  
Cloakroom, - Gardens, - Gas Central  
Heating

## Council Tax

Council Tax Band E

## Hamptons

44 Market Place  
Banbury, OX16 5NW  
01295 277882  
banburylettings@hamptons.co.uk  
www.hamptons.co.uk

# { SPACIOUS DETACHED 4 BEDROOM FAMILY HOME.

## The Property

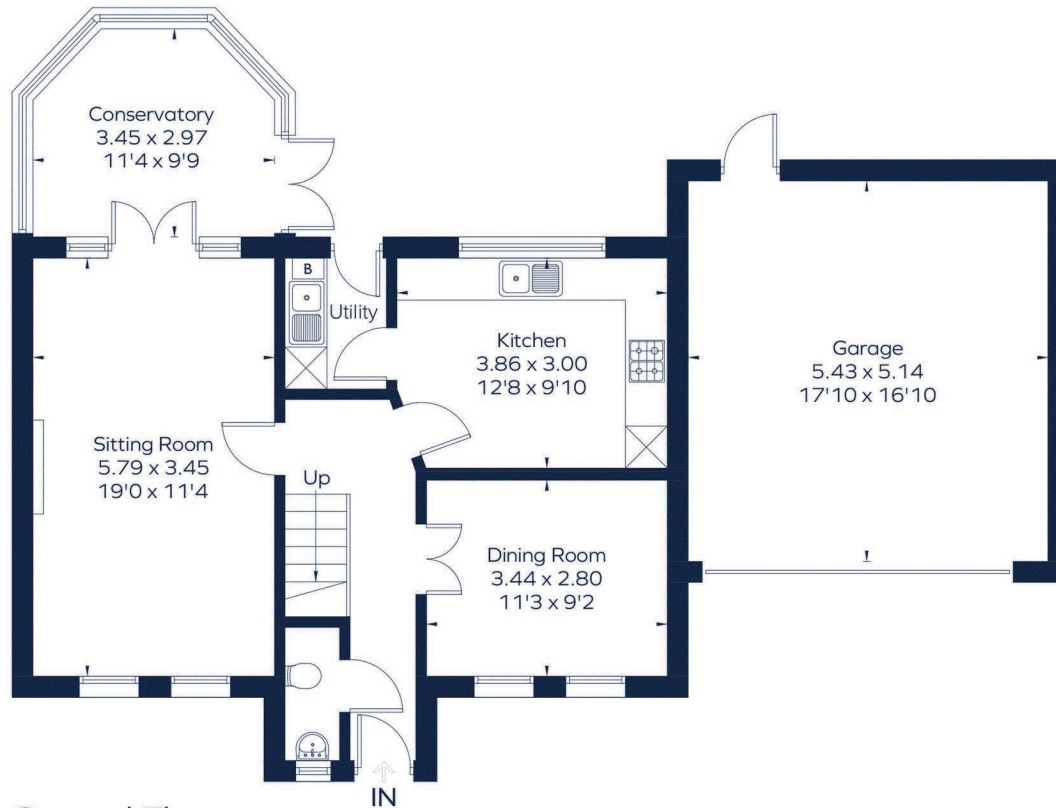
This four bedroom home is light, spacious and well presented with two bathrooms and a useful cloakroom. Downstairs there is a large living room with fireplace, the room has dual aspect windows giving a light and airy feel. Patio doors lead to a large conservatory that open into the rear garden. The kitchen is complete with white goods and leads to the utility room containing access to the rear garden. On the first floor there are 4 bedrooms, the master has an en suite. There is parking for several vehicles on the driveway and the secure rear garden also provides access to the double garage.

## Outside

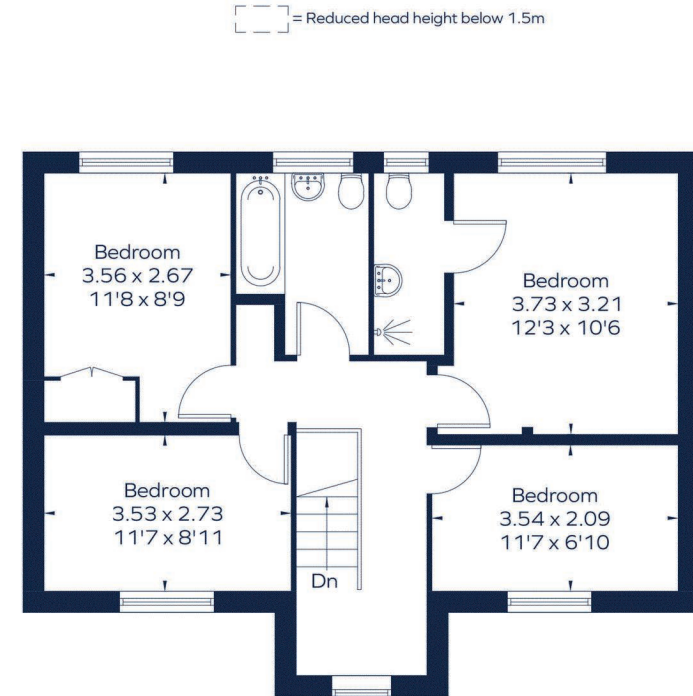
Secure attractive rear garden with patio area. Laid mainly to lawn with flower beds.



Approximate Area = 124.7 sq m / 1342 sq ft  
 Garage = 28 sq m / 301 sq ft  
 Total = 152.7 sq m / 1643 sq ft  
 Including Limited Use Area (1.4 sq m / 15 sq ft)



Ground Floor



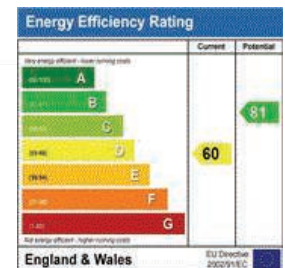
First Floor

Surveyed and drawn in accordance with the International Property Measurement Standards (IPMS 2: Residential)  
 fourwalls-group.com 273416

**For Clarification**

We wish to inform prospective tenants that we have prepared these particulars as a general guide and they have been confirmed as accurate by the landlord. We have not verified permissions, nor carried out a survey, tested the services, appliances and specific fittings. Room sizes are approximate and measurement figures rounded: they are taken between internal wall surfaces and therefore include cupboards/shelves, etc. Accordingly, they should not be relied upon for

carpets and furnishings. It should also be noted that all fixtures and fittings, carpeted, curtains/blinds, kitchen equipment and garden statuary, whether fitted or not, are deemed removable by the landlord unless specifically itemised with these particulars. Please enquire in office or on our website for details on holding deposit and tenancy deposit figures.







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THE HOME EXPERTS