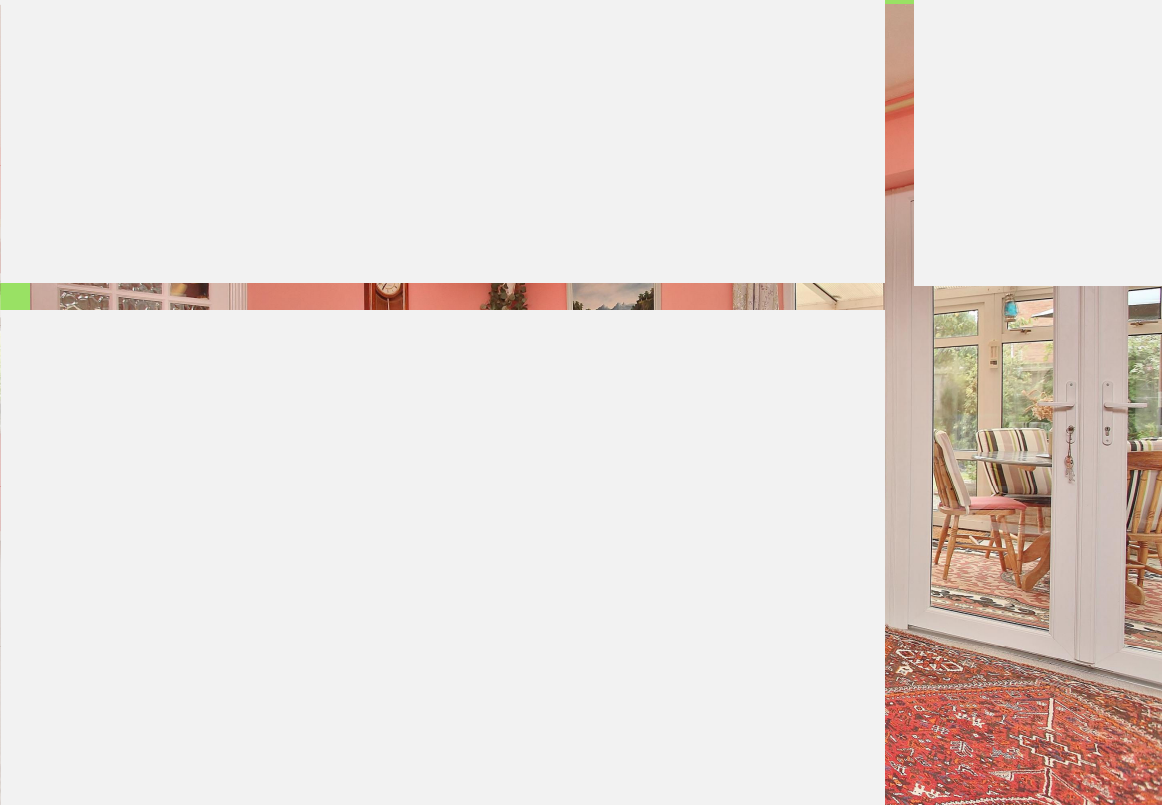
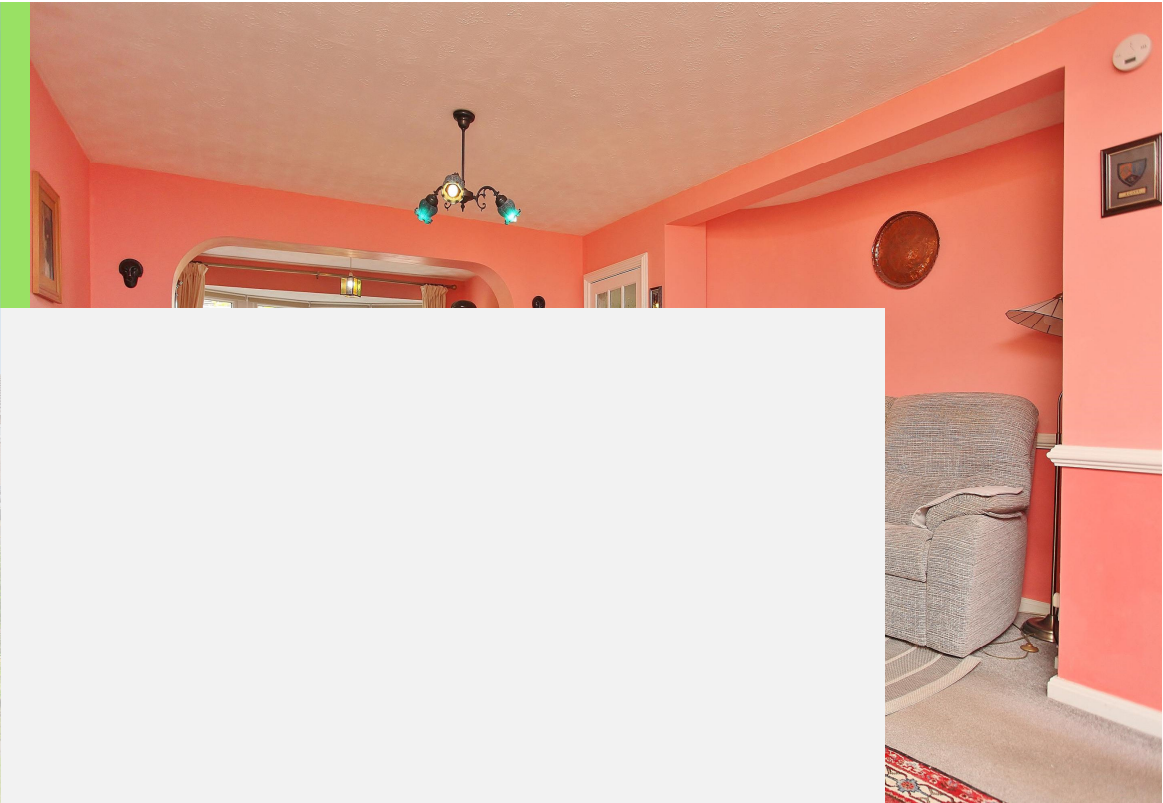




2 Hazeldene Gardens
Banbury, OX16 9YL



ROUND & JACKSON
ESTATE AGENTS





A well presented four-bedroom, detached family home with a garage, driveway parking and a private rear garden. The property is located in a quiet cul-de-sac on the popular Cherwell Heights development on the southern side of town.

The property

2 Hazeldene Gardens, Banbury is a good size, and well presented, four-bedroom detached family home which is located in a quiet cul-de-sac on the popular Cherwell Heights development, and is within easy walking distance to schools and other amenities. The property has a garage, driveway and a private rear garden and has been extended to the front, along with having a conservatory to the rear. The living accommodation is arranged over two floors and is well laid out. On the ground floor there is an entrance hallway, cloakroom W.C, sitting/dining room, kitchen/breakfast room and a conservatory. On the first floor there is a spacious landing, four good size bedrooms and a family bathroom. Outside there is a private rear garden, a garage and there is driveway parking to the front. We have prepared a floor plan to show the room sizes and layout, some of the main features include:

Entrance Hallway

A spacious hallway with stairs rising to the first floor. Doors leading into the sitting room, kitchen and cloakroom. Tiled flooring throughout.

Cloakroom W.C

Fitted with a white suite comprising a toilet and a hand basin, with vanity storage unit beneath. There are tiled splash backs, wood effect laminate flooring is fitted and there is a window to the front aspect.

Sitting/Dining Room

A spacious, open-plan sitting/dining room which forms part of an older front extension. The sitting room has plenty of space for furniture and there is a central fireplace, with an inset coal effect gas fire. The sitting room leads into a spacious dining room, with ample space for a large table and chairs. From here there is a door leading into the kitchen and there is also a door leading into the hallway. There is a window to the front aspect and patio doors leading into the conservatory.

Kitchen/Breakfast Room

A spacious kitchen/diner which is fitted with a range of blue coloured, shaker style cabinets with wood effect worktops over and tiled splash backs. There is a free-standing gas cooker, and extractor hood, and there is space and plumbing for a washing machine and a dishwasher. There is tiled flooring throughout, a door leading into the garage and further doors leading into the dining room, hallway and into the garden, with a window overlooking the rear garden. There is a useful panty cupboard with shelving fitted.



Conservatory

A large and very useful conservatory with tiled flooring, a door to the side and French doors leading into the garden.

Garage

A single garage with an up-and-over door leading onto the driveway, an internal door leading into the kitchen and there is a window to the side aspect. Power and lighting fitted. The Worcester gas fired boiler is located here along with a water softener, which will remain at the property.

First Floor Landing

A spacious landing with doors to all the first floor rooms and a window to the front aspect. There is a loft hatch to the roof space, which has a light fitted.

Bedroom One

A large double bedroom with a window to the front aspect and a fitted wardrobe.

Bedroom Two

A large double bedroom with a window to the rear aspect and a built-in wardrobe.

Bedroom Three

A small double bedroom with a window to the rear aspect and a built-in wardrobe.



Bedroom Four

A small double bedroom with a window to the front aspect and a built-in shelved cupboard.

Family Bathroom

Fitted with a modern white suite comprising a large panelled bath, a shower cubicle, a toilet and a wash basin. There is a heated towel rail, tiled splash backs, vinyl flooring and there is a window to the rear aspect.

Outside

To the rear of the property there is a very pleasant, lawned garden with many established bushes and shrubs. There is a paved patio adjoining the house and a metal shed, which will remain. There is an outside tap fitted and there is gated access to one side and a useful storage area to the other side, ideal for wheelie bins. To the front of the property there is a paved driveway for two vehicles, and a lawned section with more established trees and shrubs, and planted borders.

Situation

Banbury is conveniently located only 2 miles from junction 11 of the M40 putting Oxford (22 miles), Birmingham (43 miles), London (78 miles) and of course the rest of the motorway network within easy reach. There are regular trains from Banbury to London Marylebone (55 mins) and Birmingham Snow Hill (55mins). Birmingham International airport is 42 miles away for UK, European and New York Flights. Some very attractive countryside surrounds and many places of historical interest are within easy reach.

Directions

From Banbury Cross proceed along South Bar Street continuing into the Oxford Road. Continue past the hospital and Sainsbury's then bear left before the flyover bridge then left again at the roundabout onto Bankside. Take the first left turn into Chatsworth Drive and then the first left in Elton Road. Continue for approximately a quarter of a mile and then turn left into Hazeldene Gardens. Number 2 will be found immediately on your left hand side.

Services

All mains services connected. The gas fired boiler is located in the garage.

Local Authority

Cherwell District Council. Tax band E.

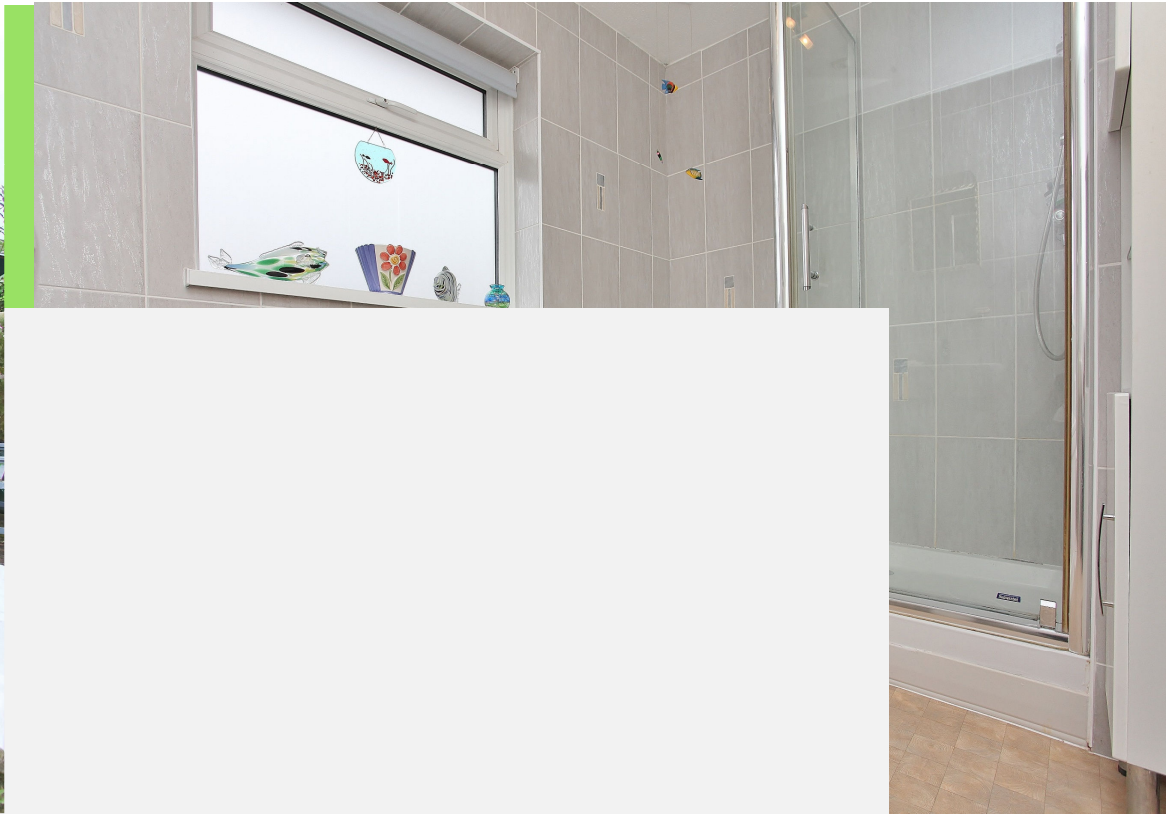
Tenure

A Freehold property.

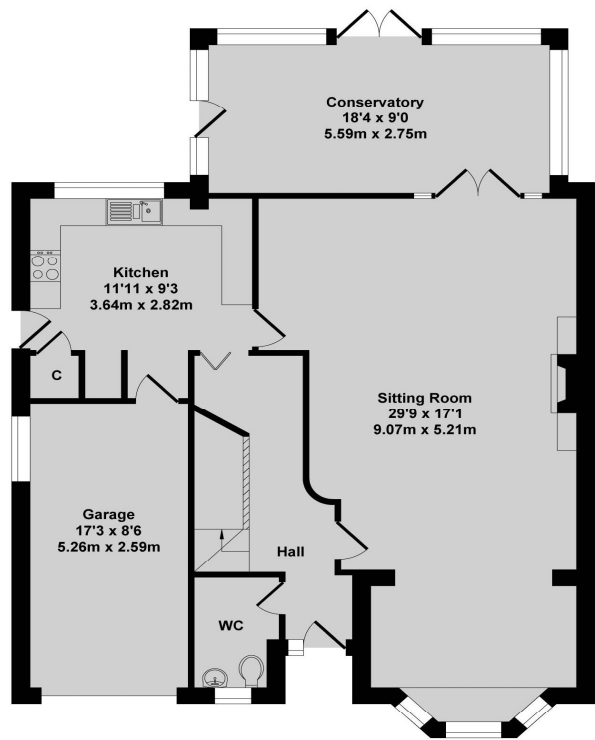
Viewing arrangements

Strictly by prior arrangement with Round & Jackson.

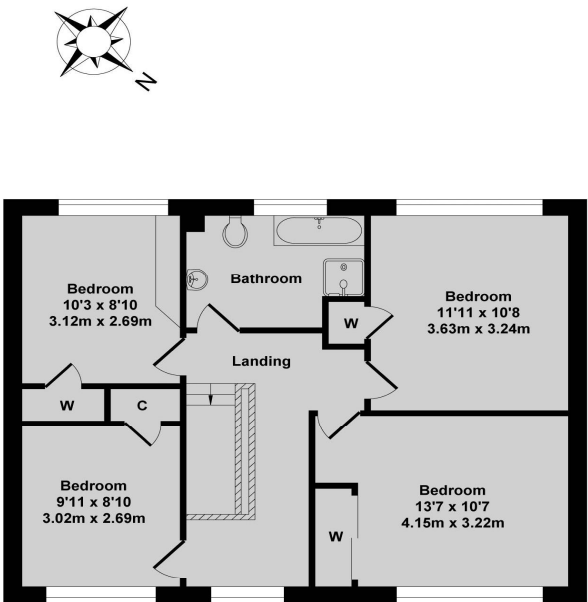
Guide price: £465,000



Ground Floor
Approx. Floor
Area 1042 Sq.Ft.
(96.80 Sq.M.)



First Floor
Approx. Floor
Area 664 Sq.Ft.
(61.70 Sq.M.)



Total Approx. Floor Area 1706 Sq.Ft. (158.50 Sq.M.)
All items illustrated on this plan are included in the "Total Approx Floor Area"



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