



218 Balmoral Avenue
Banbury, OX16 0BG



ROUND & JACKSON
ESTATE AGENTS





A very well presented four bedroom detached family home which has been extended on the ground floor and has a beautiful rear garden with countryside views beyond.

The property

218 Balmoral Avenue, Banbury is a very well presented and extended four bedroom detached family home with part converted double garage and large and beautifully landscaped rear garden with countryside views beyond. The living accommodation is arranged over two floors and is well laid out. On the ground floor there is an entrance hallway, very large sitting/dining room, spacious kitchen, conservatory and shower room W.C. The double garage has been part converted and is currently used as a gym. On the first floor there are four bedrooms, three of which have air conditioning units fitted, and there is a family bathroom. Outside to the rear there is a beautiful, landscaped garden with plenty of entertaining space and countryside views beyond. To the front of the property there is driveway parking for two vehicles. 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, useful under stairs storage cupboard and doors leading into the kitchen and sitting room.

Ground Floor Shower Room

Fitted with a white suite including corner shower, toilet and wash basin with vanity storage beneath. There is a window to the front aspect and tiled flooring throughout.

Sitting Room/Dining Room

A very large open plan room with window to the front aspect and sliding doors leading into the conservatory. There is an electric fire with modern surround and door leading into the kitchen.

Conservatory

A large conservatory with fitted blinds and french doors leading into the rear garden. There is tiled flooring and a radiator making this a usable space all year round.

Kitchen/Breakfast Room

Forming part of a rear extension and fitted with a shaker style kitchen with an array of quality cabinets with worktops over. There are a range of integrated appliances including hotpoint double oven, microwave and four ring gas hob with extractor hood over and whirlpool dish washer. There is a breakfast bar area, tiled flooring throughout and large window, with door, overlooking the rear garden with further internal door leading into the garage.

Garage

Formerly a double garage with up-and-over door leading onto the driveway with further access door to the rear. The garage has now been separated with a partition wall and the rear section is currently used as a gym. To the front there is still a useful storage area and access to the driveway through the original garage door. There is a wall mounted Potterton gas fired boiler and the garage has power and lighting.

First Floor Landing

A very bright landing with two windows to the front aspect and doors leading to all first floor rooms.

Bedroom One

A large master bedroom with window to the rear aspect and wood effect flooring throughout. Recently fitted air conditioning unit.

Bedroom Two

A double bedroom with window to the rear aspect and built-in wardrobe. Recently fitted air conditioning unit.

Bedroom Three

A double bedroom with fitted wardrobe with sliding door and window to the rear aspect. Recently fitted air conditioning unit.



Bedroom Four

A small single bedroom with window to the front aspect.

Family bathroom

Fitted with a white suite comprising panelled bath, toilet and wash basin with wood effect vinyl flooring throughout. There is an electric shower over the bath and cupboard housing the hot water tank with shelving above. There is a window to the front aspect.

Outside

A large and very beautiful rear garden with well stocked, well tended borders and various entertaining areas. The garden has wonderful countryside views beyond and is arranged as follows. There is a good sized lawned section and paved patio adjoining the house. On the side of the property there is a raised deck with barbeque area and wooden shed. At the foot of the garden there is a small pond and steps leading down to a pleasant vegetable garden with newly planted fruit trees. From here there is a small greenhouse and steps leading up the garage which has rear access. To the front of the property there is a block paved driveway for two vehicles with pebbled borders with established trees and shrubs.

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 the Town and many places of historical interest are within easy reach.

Directions

From Banbury Cross proceed in a westerly direction along West Bar Street and follow the road as it becomes Broughton Road. Ascend the hill and go straight ahead at the round about. Continue for approximately a quarter of a mile and shortly after the turning on the right for Robinswood take the next right into Balmoral Avenue. Continue to the top of the road where the property will be found on your left hand side shortly before Briggs Close.

Services

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

Local Authority

Cherwell District Council. Tax band D.

Tenure

A freehold property.

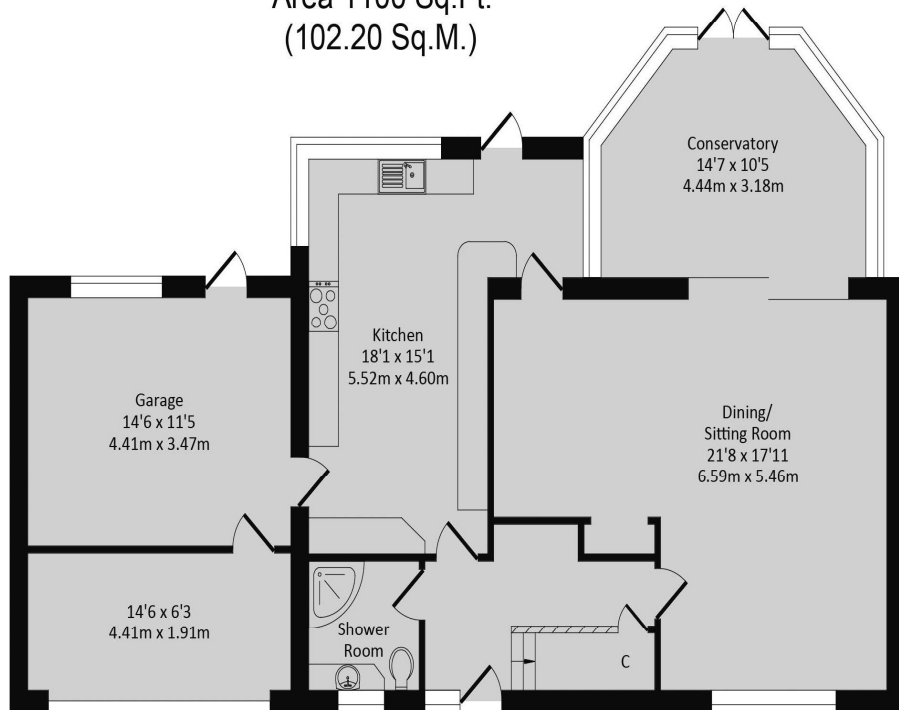
Viewings

Strictly by appointment with Round & Jackson.

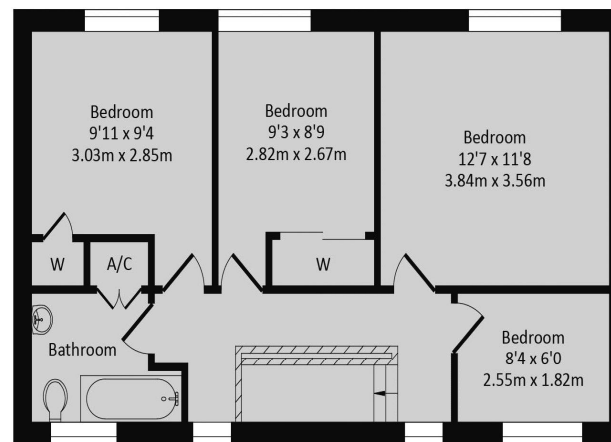
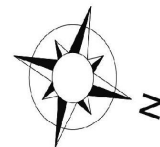
Guide Price: £495,000



Ground Floor
Approx. Floor
Area 1100 Sq.Ft.
(102.20 Sq.M.)



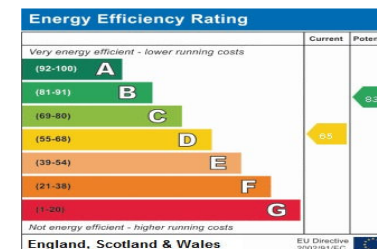
First Floor
Approx. Floor
Area 569 Sq.Ft.
(52.90 Sq.M.)



Total Approx. Floor Area 1669 Sq.Ft. (155.10 Sq.M.)

All items illustrated on this plan are included in the "Total Approx Floor Area"

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate no responsibility is taken for any error, omission, or misstatement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The Services Systems and appliance shown have not been tested and no guarantee as to their operability or efficiency can be given.



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