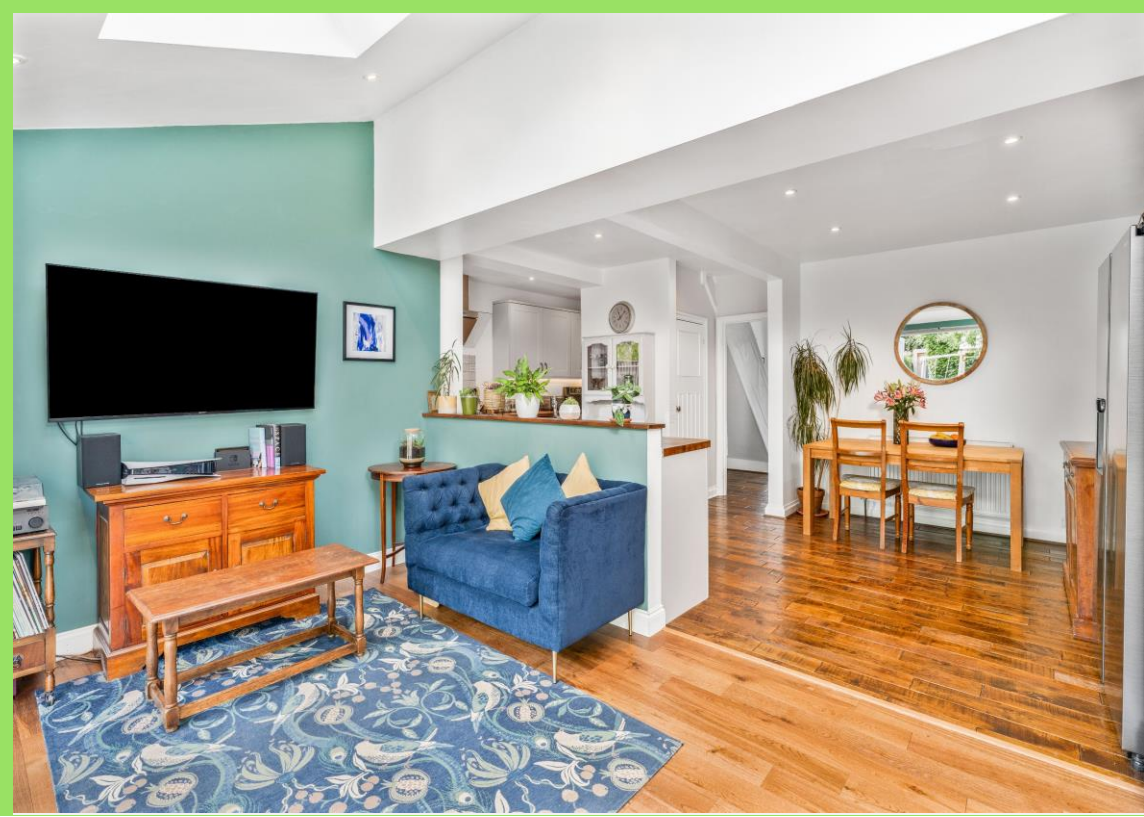




31 Addison Road
Banbury, Oxon, OX16 9DG



ROUND & JACKSON
ESTATE AGENTS





A well presented and greatly extended 1930's four-bedroom semi detached family home with large rear garden and garden room located on this popular road on the south side of town.

The Property

31 Addison Road, Banbury is an extended and very well presented, 1930's semi-detached house which is located within a sought after area on the southern side of town. The property is within walking distance of primary and secondary schooling and Sainsburys supermarket. The accommodation is well laid out and is arranged over two floors. On the ground floor there is a central hallway, modern shower room, sitting room and a superb kitchen/diner/family room which forms part of the rear extension. On the first floor there are four bedrooms and a family bathroom. Outside of the property to the front there is driveway to provide off road parking for two vehicles. To the rear there is an incredibly private, large garden. Within the garden there is a recently constructed garden room which could be used as a home office.

We have prepared a floorplan to show the room sizes and layout. Some of the main features include:

Entrance Hallway

Door to front, stairs rising to the first floor, a useful storage space for coats and shoes, oak flooring and doors to all ground floor accommodation.

Shower Room

A modern suite comprising a recently fitted walk-in double shower, wash hand basin and W.C. with attractive tiled flooring and splash backs.

Sitting Room

A very bright and airy room with bay window with shutters which will remain at the property. There is attractive wood panelling feature wall and recessed cupboards.

Kitchen/Diner/Family Room

A superb and spacious open plan room which is ideal for entertaining. The kitchen is fitted with a range of shaker style eye level cabinets with base units and drawers with work surfaces over and a useful pantry storage cupboard. There is an integrated dishwasher, single oven with a five-ring gas hob above and extractor hood over, space and plumbing for a washing machine and a continuation of the oak flooring. Within the dining area there is space for a free-standing American style fridge/freezer and ample space for dining furniture. The current owners extended the property to the rear in 2023 to create a fantastic family room area with two Velux style windows and double doors leading to the rear garden.



First Floor Landing

Doors to all first floor accommodation.

Master Bedroom

A spacious double bedroom with a window to the front aspect.

Bedroom Two

A good sized double bedroom with a window to the rear aspect.

Bedroom Three

A spacious, L shaped double bedroom with a window to the front aspect.

Bedroom Four

A good sized single bedroom with a window to the rear aspect.

Family Bathroom

Fitted with a white suite comprising panelled bath with a shower over, wash hand basin and W.C. There are tiled splash backs with a window to the rear aspect.



Outside

To the front of the property there is a driveway providing parking for two vehicles and established hedges to the front. To the rear of the property there is an incredibly private and pleasant garden which is predominantly laid to lawn with a patio seating area adjoining the house. The garden measures approximately 70 feet with various mature trees, plants and bushes. There is a recently constructed multipurpose room at the foot of the garden which has mains power connected and could be used as a home office or a garden room.

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 southwards via South Bar Street and continue into the Oxford Road. Head out of the town and past Sainsbury's supermarket then take the next right into Grange Road. Addison Road is the third turn on the right, number 31 will be found on the right hand side after a short distance.

Services

All mains' services connected.

Local Authority

Cherwell District Council. Tax band C.

Viewing arrangements

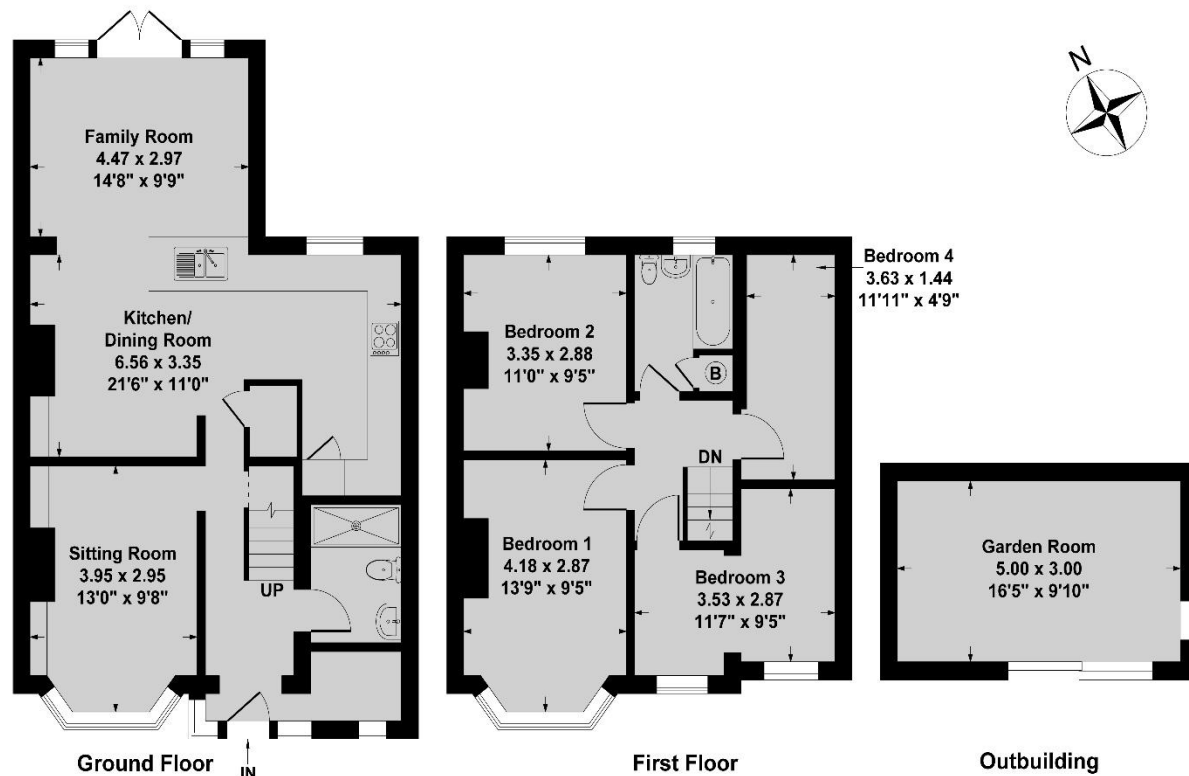
Strictly by prior arrangement with Round & Jackson

Tenure

A freehold property

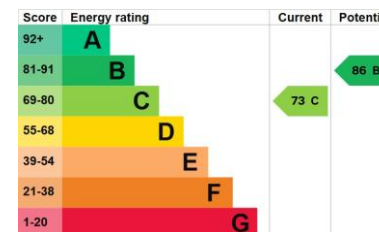
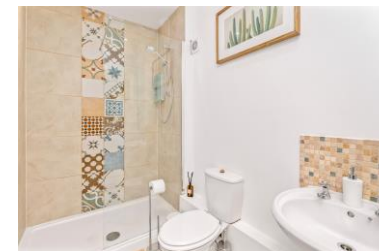
Asking Price £425,000





Ground Floor Approx Area = 62.09 sq m / 668 sq ft
 First Floor Approx Area = 46.42 sq m / 500 sq ft
 Outbuilding Approx Area = 15.00 sq m / 161 sq ft
 Total Area = 123.51 sq m / 1329 sq ft

Measurements are approximate, not to scale,
 illustration is for identification purposes only.



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