



Connells

Griffin Close
Twyford Banbury

Griffin Close Twyford Banbury OX17 3HR

for sale
£360,000



Property Description

Situated within a quiet cul-de-sac in the highly regarded Twyford area of Adderbury, this beautifully presented three bedroom townhouse has been thoughtfully updated by the current owners to an excellent standard and is offered to the market with onward chain complete.

The accommodation is arranged over three floors and extends to approximately 1,193 sq ft, offering both space and versatility. The ground floor comprises an entrance hall with cloakroom, a modern fitted kitchen positioned to the front, and a generous sitting/dining room to the rear. This impressive living space measures over 18 ft in width and benefits from a bay window and double doors providing a light and welcoming feel.

To the first floor are two well-proportioned bedrooms and a contemporary family bathroom, ideal for family living or guests. The second floor is dedicated to a spacious principal bedroom suite, complete with fitted storage and a private en-suite shower room, creating an ideal retreat.

Externally, the property enjoys a peaceful cul-de-sac setting, ideal for those seeking a quieter position within the village.

Adderbury is a sought-after and picturesque village, with Twyford offering a particularly desirable setting. The area benefits from a strong community feel, a well-regarded primary school, local shop, village pubs, and beautiful countryside walks. Excellent

transport links are nearby, with Banbury providing mainline rail services to London Marylebone and access to the M40,

Anti Money Laundering

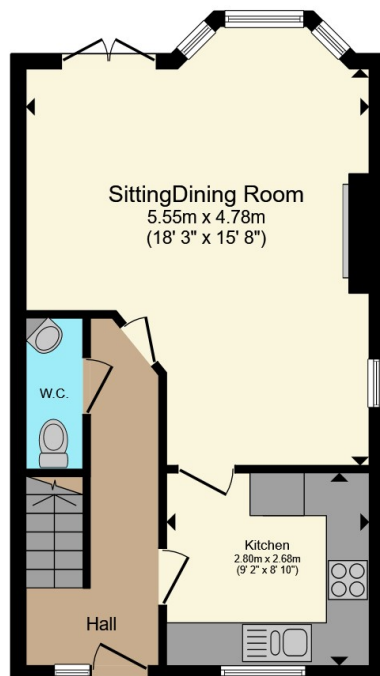
Please be aware that in line with UK regulatory requirements, if your offer is successful, we will require ID and proof of addresses from all buyers prior to formally processing any accepted offers.

An AML fee of £80 (Including VAT) is also payable at this stage and covers the cost of carrying out the required identify and anti-money laundering checks. Once the payment has been taken and the checks have been completed, the fee cannot be refunded, even if the property purchase does not go ahead.

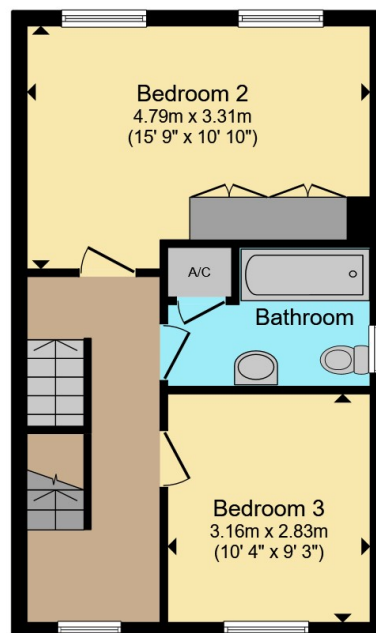




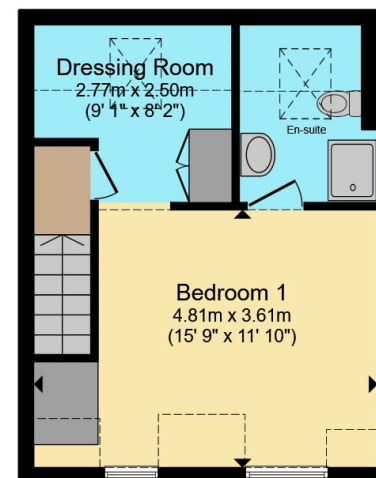




Ground Floor



First Floor



Second Floor

Total floor area 111.1 m² (1,196 sq.ft.) approx

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.propertybox.io

Connells

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33 Bridge Street
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EPC Rating: C Council Tax
Band: D

Tenure: Freehold

view this property online connells.co.uk/Property/BAN310066



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.

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Property Ref: BAN310066 - 0005