



20 Elton Road
Banbury, Oxon, OX16 9TL



ROUND & JACKSON
ESTATE AGENTS





A very well presented, three-bedroom detached house with single garage, private rear garden and driveway parking which is pleasantly located within the popular Cherwell Heights development.

The Property

20 Elton Road, Banbury is a spacious three-bedroom, detached home which is conveniently located within the popular Cherwell Heights development and is close to a wide range of amenities and schooling. The property offers well-presented accommodation which is arranged over two floors and is well laid out. On the ground floor there is an entrance hallway, a double bedroom, a large sitting/dining room, a modern kitchen, cloakroom/W.C. and a small conservatory. On the first floor there is a central landing, two bedrooms and a modern family shower room. Outside to the front of the property there is a driveway which provides parking for several vehicles in front of the single garage. The main area of garden is located to the rear with a patio seating area adjoining the house, established hedge and shrub borders, a lawned area and access to the summer house/Avery.

We have prepared a floor plan to show the room sizes and layout, some of the main features include:

Entrance Hallway

Main door to the front, stairs rising to the first floor and doors to bedroom two and the sitting/dining room.

Ground Floor Bedroom Two

A double bedroom with large window to the rear aspect, wood effect flooring.

Sitting/Dining Room

A spacious room with wood effect flooring, two windows to the front aspect and a door to the kitchen/breakfast room.

Kitchen

Fitted with a range of modern eye level cabinets with base units and drawers with work surfaces over. There is an inset sink and draining board, integrated dishwasher, double oven with a five ring gas hob above and extractor hood over and space for a free standing fridge/freezer. There are windows to the side and rear aspect and doors to the cloakroom/W.C. and into the conservatory.

Cloakroom/W.C.

Fitted with W.C. and wash hand basin.

Conservatory

With space and plumbing for a washing machine and fridge/freezer and windows and door to the rear garden.

First Floor Landing

A large central landing with a hatch to the loft space, an airing cupboard and doors to all first-floor accommodation.

Bedroom One

A very large double bedroom with two windows to the front aspect and low level doors leading to eaves storage areas to both sides. Wood effect flooring throughout.

Bedroom Three

A good sized single bedroom with window to the rear aspect and low level door leading to eaves storage. Wood effect flooring throughout.

Family Shower Room

Fitted with a modern white suite comprising a double shower cubicle, W.C., vanity unit, heated towel rail with tiled flooring and splash backs. Window to the rear aspect.

Garage

A single garage with an up and over door to the front. Power and light connected.



Summer House/Avery

A useful additional space which could be ideal for those who work from home. The current owners use the left section as an Avery. There is also a useful storage cupboard attached.

Outside

To the front of the property there is a paved driveway which provides off road parking for several vehicles adjacent to a small lawned garden area with established shrubs. The main area of garden is located to the rear and has a patio seating area adjoining the house, a gate providing side access to the front and a lawned area with stepping stones leading to the summer house. There are pleasant established shrubs, trees and plants which provide of a good level of privacy.

Situation

Banbury is a thriving market town located just north of Oxford amidst beautiful rolling countryside. The town is steeped in history and is now a modern centre with a full range of shops, supermarkets, a cinema complex, restaurants and leisure facilities. Communication links are excellent with Junction 11 of the M40 situated approximately two miles north east. Banbury railway station provides regular trains to all parts of the country with London and Birmingham a comfortable commute (London Marylebone from 57 minutes and Birmingham New Street from 44 minutes). Birmingham Airport is about 40 miles distant and Heathrow and Luton Airports are also within easy reach. There is a local supermarket a short walk from the property, local shops and Bannatynes Health Club. The local area provides a range of primary and secondary schools within easy walking distance of the property. Banbury train station is also just a 15 minute walk from the property.



Directions

Directions From Banbury Cross proceed along South Bar and into the Oxford Road. Continue along, passing the Hospital and Sainsbury's supermarket and then bear left before the flyover bridge and then left again at the roundabout onto Bankside. Take the first left in Chatsworth Drive and then left again into Elton Road. Number 20 will be found after a short distance on your right hand side.

Services

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

Local Authority

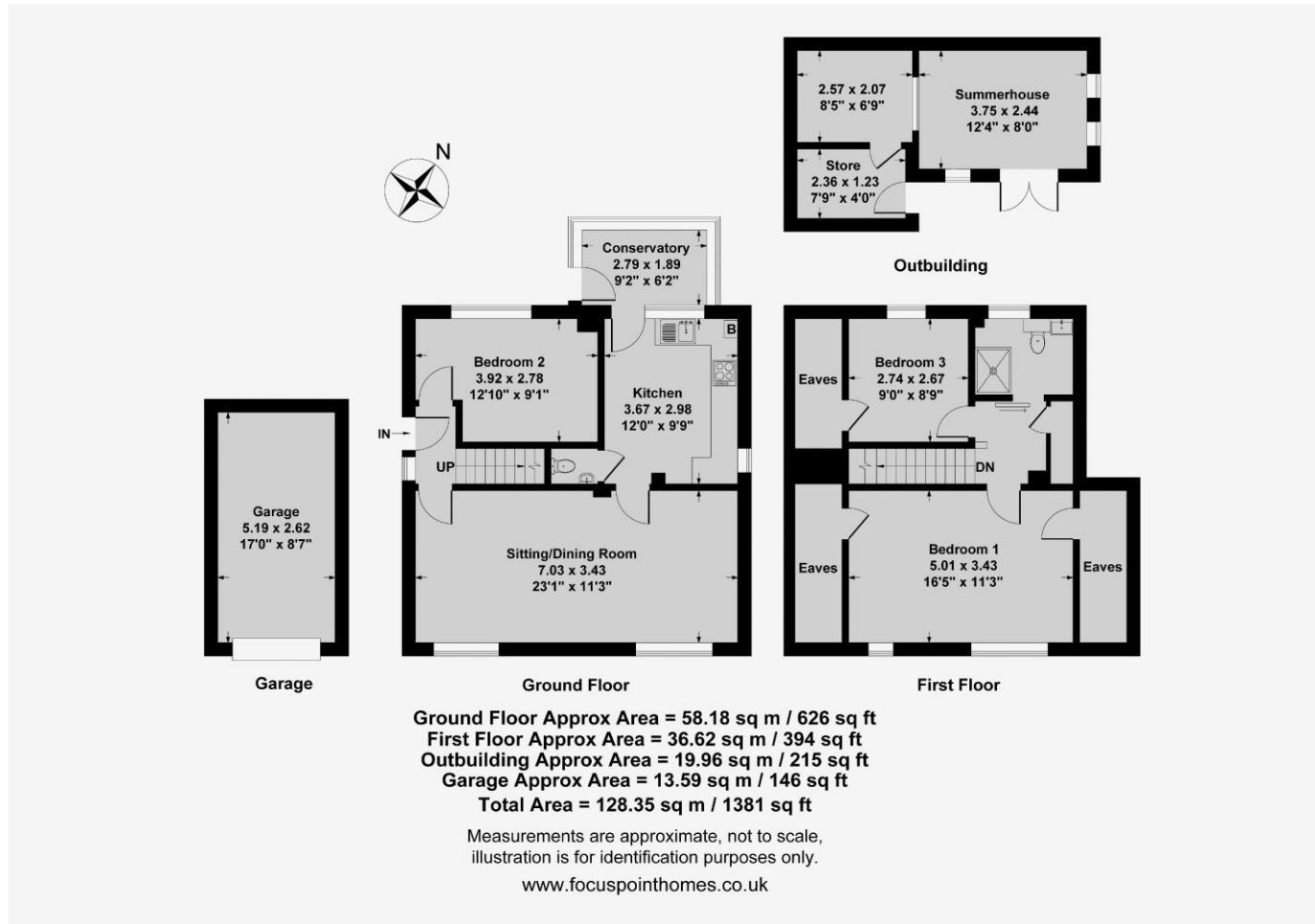
Cherwell District Council. Tax band D.

Viewing arrangements

Strictly by prior arrangement with Round & Jackson.

Asking Price: £380,000





Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D	66 D	75 C
39-54	E		
21-38	F		
1-20	G		

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