



51 De La Warr Drive  
Banbury, Oxon, OX16 1BF



ROUND & JACKSON  
ESTATE AGENTS





**A modern and well-presented three-bedroom townhouse located on the northern edge of town within this popular new development close to amenities. Available for sale with no onward chain.**

#### The property

51 De La Warr Drive, Banbury is a modern three bedroom, end of terrace townhouse forming part of the Hanwell Chase development towards the outskirts of town. Constructed by Persimmon Homes in 2018, the property offers spacious accommodation arranged over three floors. On the ground floor there is an entrance porch, sitting room, lobby, cloakroom/W.C. and a kitchen/breakfast room. On the first floor there is a central landing, two double bedrooms and a modern family bathroom with stairs rising to the second floor for access to the large master bedroom and en-suite shower room. Outside of the property to the front there is a small, gravelled garden area and two allocated parking spaces. The main area of garden is located to the rear and is predominantly laid to lawn with a patio seating area adjoining the house.

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

#### Entrance Porch

Main door to front and door leading to;

#### Sitting Room

A spacious reception room with a window to the front aspect, a useful understairs storage cupboard and door to the inner hallway.

#### Inner Hallway

With stairs rising to the first floor and doors to the kitchen and cloakroom.

#### Cloakroom/W.C

Fitted with a wash hand basin and W.C.

#### Kitchen/Breakfast Room

Fitted with a range of modern eye level cabinets with base units and drawers, work surfaces over, tiled splash backs and a one and a half sink and draining board. There is an integrated double oven, with a four ring gas hob above and extractor hood over and space and plumbing for a free standing washing machine, dishwasher and fridge/freezer. There is space and dining furniture with a window and double doors leading to the rear garden.

#### First Floor Landing

With doors to all first floor accommodation and stairs rising to the second floor.

#### Bedroom Two

A good-sized double bedroom with two windows to the front aspect.

#### Bedroom Three

A double bedroom with a window to the rear aspect.

#### Family Bathroom

Fitted with a modern white suite comprising a panelled bath with shower over, W.C., wash hand basin, tiled splash backs and flooring, heated towel rail and a window to the side aspect.

#### Second Floor Landing

With door to the master bedroom and storage cupboard.

#### Master Bedroom & En-Suite

A spacious double bedroom with a window to the front aspect and door into the en-suite. The en-suite is fitted with a modern suite comprising a shower cubicle, wash hand basin, W.C., heated towel rail. There are attractive tiled splash backs and flooring with a Velux style window to the rear aspect.



#### Outside

To the front of the property there is a small gravelled garden area with a paved pathway leading to the front door. To the rear of the property there is a private and south facing garden which is predominantly laid to lawn with a patio seating area adjoining the house and gated side access.

#### 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 (51 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 town centre proceed along the Warwick Road and continue out of town for approximately one and a quarter mile. Having passed the Barley Mow Public House go straight ahead at the next two roundabouts and then take the next road on the right into Nickling Road, De La Warr Drive will be found as the second road on the left and then take the next right hand turn where the property will be found after a short distance on your right hand side.



#### Services

All mains' services connected.

#### Local Authority

Cherwell District Council. Tax band C.

#### Tenure

A freehold property.

#### Viewing arrangements

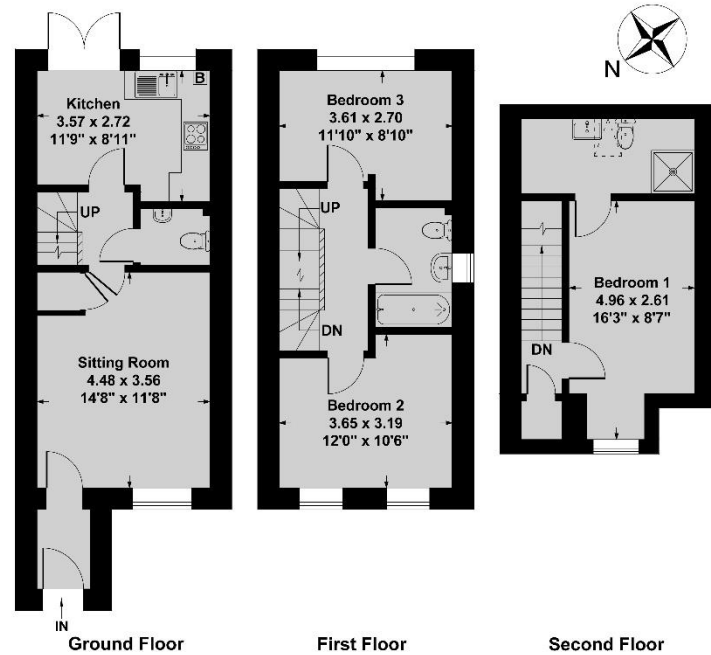
Strictly by prior arrangement with Round & Jackson.

#### Agents Notes

The current vendors have advised the annual service charge of £195.04.

**Asking Price: £310,000**





**Ground Floor Approx Area = 33.52 sq m / 361 sq ft**  
**First Floor Approx Area = 31.21 sq m / 336 sq ft**  
**Second Floor Approx Area = 22.98 sq m / 247 sq ft**  
**Total Area = 87.71 sq m / 944 sq ft**

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

[www.focuspointhomes.co.uk](http://www.focuspointhomes.co.uk)



Score	Energy rating	Current	Potential
92+	A		95 A
81-91	B	84 B	
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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