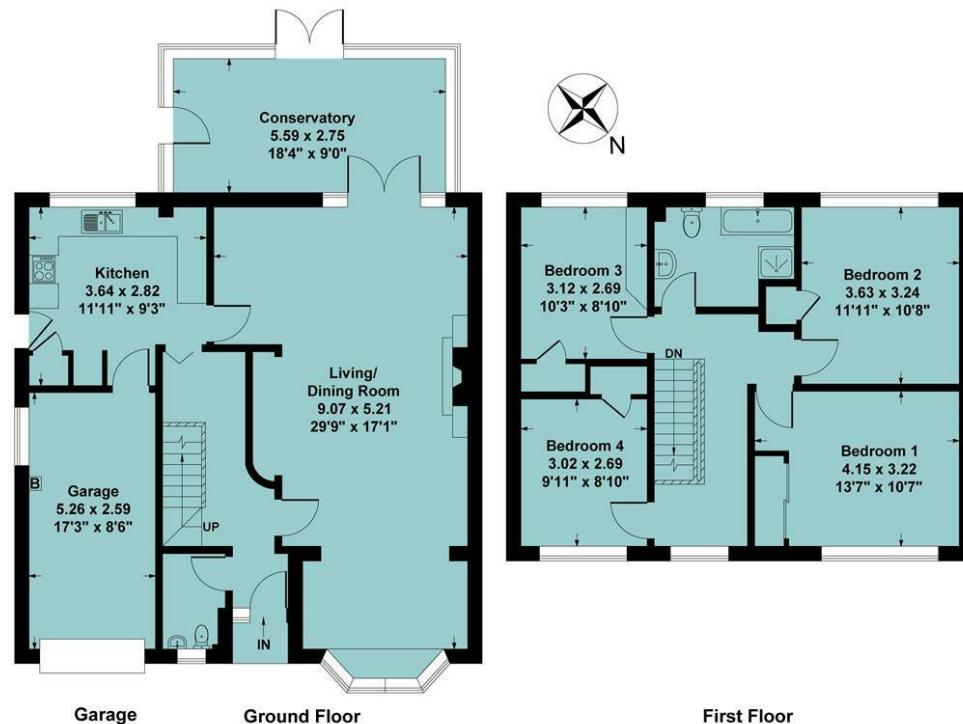


Agents Note

All room dimensions show maximum approximate measurements unless stated to the contrary. Facts provided by the vendors of this property are not a warranty. Room sizes are approximate and rounded and should not be relied upon for carpets and furnishings. Any purchaser is advised to seek professional or specialist advice. The description is not designed to mislead, please feel free to speak with us regarding any aspect unclear before viewing.

Referral fees

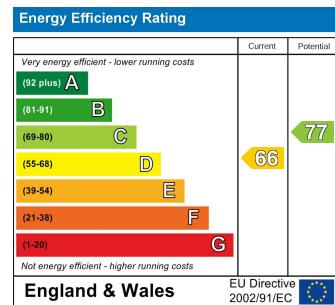
Anker and Partners earn supplementary income from various sources relating to the provision, referral and introduction of services and products to our clients and customers. This may be in the form of a fixed fee or a percentage of a premium, fee or invoice. This is not done in all cases and use of these providers/suppliers is not mandatory. Clients are entirely free to choose their own products, services and providers. We declare this intention within our Terms of Business and by signing these documents our clients and customers confirm their agreement in doing so.



Ground Floor Approx Area = 83.50 sq m / 899 sq ft
First Floor Approx Area = 61.70 sq m / 664 sq ft
Garage Approx Area = 13.30 sq m / 143 sq ft
Total Area = 158.48 sq m / 1706 sq ft

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

www.focuspointhomes.co.uk



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The Property Ombudsman



2 Hazeldene Gardens
Banbury

Anker

2 Hazeldene Gardens, Banbury, Oxfordshire, OX16 9YL

Approximate distances

Banbury town centre 2 miles
Banbury railway station 2 miles
M40 (junction 11) 3.2 miles
Bicester 13 miles
Oxford 27 miles
Stratford upon Avon 20 miles
Leamington Spa 19 miles
Banbury to London Marylebone by rail approx. 55 mins
Banbury to Birmingham by rail approx. 50 mins
Banbury to Oxford by rail approx. 17 mins

A WELL PRESENTED FOUR BEDROOM DETACHED FAMILY HOUSE IN A DESIRABLE AND EXCEPTIONALLY POPULAR AREA ON THE SOUTH SIDE OF BANBURY WITHIN WALKING DISTANCE OF SCHOOLS AND AN EXCELLENT RANGE OF AMENITIES

Recessed porch, hall, cloakroom, extended open plan living space, conservatory, kitchen, four bedrooms, bathroom with four piece suite, gas ch via rads, uPVC double glazing, garage, driveway parking, southwest facing rear garden. Energy rating D.

£435,000 FREEHOLD



Directions

From Banbury town centre proceed in a southerly direction toward Oxford (A4260). Having passed Sainsbury's on the left continue straight ahead and just before the flyover turn left where signposted to Bodicote. Bear left at the roundabout onto Bankside and take the first turning left into Elton Road. Follow the road for approximately a ¼ of a mile until Hazeldene Gardens is found on the left. The property will be found after a short distance on the left hand side.

Situation

BANBURY is conveniently located only two miles from Junction 11 of the M40, putting Oxford (23 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 (55 mins). 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.

A floorplan has been prepared to show the dimensions and layout of the property as detailed below. Some of the main features are as follows:

- * A modern brick built detached family house in a highly sought after area.
- * Enjoying an excellent position within easy walking distance of a large range of amenities including schools and shops.
- * Located on the ever popular Cherwell Heights development on the south side of Banbury.
- * Spacious extended open plan living space.
- * Heated conservatory to rear overlooking the garden.
- * Ground floor cloakroom with a white suite.
- * Kitchen with built-in shelved pantry cupboard, personal door to the garage and a large window overlooking the rear garden.
- * Spacious main double bedroom with a window to front and fitted wardrobes and another well apportioned second double bedroom with window to rear overlooking the garden.

* Two further bedrooms both with built-in cupboards/wardrobes.

* Family bathroom fitted with a modern white four piece suite comprising a large bath, fully tiled shower cubicle, wash hand basin and WC, window, heated towel rail, fully tiled walls.

* Gas central heating via radiators and uPVC double glazing (windows replaced approximately 5 years ago).

* Driveway providing off road parking for at least two vehicles and a single garage with up and over door, power and light connected, window, wall mounted Worcester gas fired boiler. The main area of garden lies to the rear and enjoys a southwesterly aspect. It comprises a paved patio, lawn and borders and there is gated side access.

Services

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

Local Authority

Cherwell District Council. Council tax band E.

Viewing

Strictly by prior arrangement with the Sole Agents Anker & Partners.

Energy rating: D

A copy of the full Energy Performance Certificate is available on request.

Anti Money Laundering Regulations

In accordance with current legal requirements, all prospective purchasers are required to undergo an Anti-Money Laundering (AML) check. An administration fee of £30 plus VAT per applicant will apply. This fee is payable after an offer has been accepted and must be settled before a memorandum of sale can be issued.

