



20 Thenford Way

Banbury

AN IMMACULATELY PRESENTED FOUR BEDROOM DETACHED FAMILY HOME THAT HAS BEEN UPGRADED BY THE CURRENT OWNERS AND BENEFITS FROM AN ENSUITE TO THE MASTER BEDROOM, A GARAGE AND OFF ROAD PARKING

Entrance hall, study, sitting room, kitchen/dining room, utility, downstairs WC, four double bedrooms, ensuite and family bathroom, front and rear gardens, garage and off road parking.
Energy rating B.

£430,000 FREEHOLD



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:

- * Entrance hall with doors to the study, sitting room, cloakroom and kitchen/dining room, stairs to first floor, window to front, radiator. All the ground floors (except the sitting room) have been fitted with upgraded Amtico flooring.
- * Study with two windows to front overlooking the garden, numerous power points, TV aerial point, ethernet cable point.
- * Dual aspect sitting room with window to side and French doors opening to the rear garden. Numerous plug sockets (some of them have USB sockets also), two radiators.
- * Ground floor cloakroom fitted with a white WC and wash hand basin, part tiled walls, Amtico flooring, radiator.
- * Dual aspect kitchen/dining room with Amtico flooring, window to front, double French doors opening out to the rear garden. A range of grey gloss base and eye level units with marble effect worktop, a four ring gas hob with extractor over, integral eye level double oven, fridge freezer, integrated dishwasher, ample space for table and chairs and other furniture, numerous power points, two radiators, doorway to the utility.
- * Utility room with base and eye level unit, sink and drainer unit, integrated washing machine, wall mounted gas boiler, Amtico flooring, door to rear. Large understairs storage cupboard.
- * First floor landing with hatch to loft and door to airing cupboard.
- * The master bedroom is a large double with window to rear, two double fitted wardrobes, numerous power points and door to ensuite.
- * Ensuite with Amtico flooring, upgraded tiling, double shower cubicle, WC and wash hand basin, heated towel rail, window to rear.
- * Bedroom two is also a double with window to rear and a built-in wardrobe.
- * Two further double bedrooms both overlooking the front.
- * Family bathroom fitted with a white suite comprising panelled bath, separate shower cubicle, WC and wash hand basin, heated towel rail, fully tiled walls, Amtico flooring, window to front.
- * The rear garden is enclosed and relatively private, mostly laid to lawn with a small patio area. Gravelled area behind the garage suitable for storing bins. Gate to side leading to the driveway.
- * Small front garden mostly laid to lawn with a range of shrubs.
- * Driveway parking for 2-3 vehicles.
- * Garage with up and over door, eaves storage and numerous power points as well as an external plug socket on the outside garage wall in the garden.

Services

All mains services are connected. The boiler is located in the utility room. There is an estate charge of approximately £115 per annum.

Local Authority

Cherwell District Council. Council tax band E.

Viewing

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

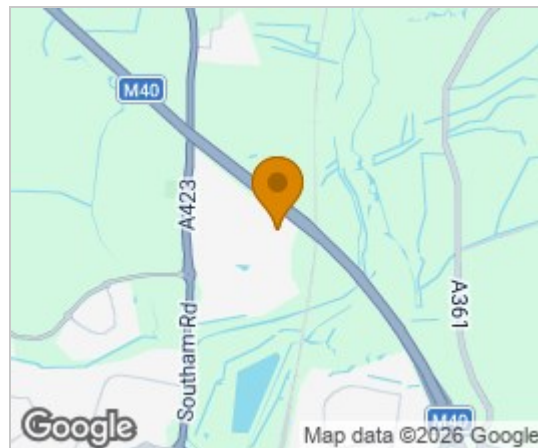
Energy rating: B

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

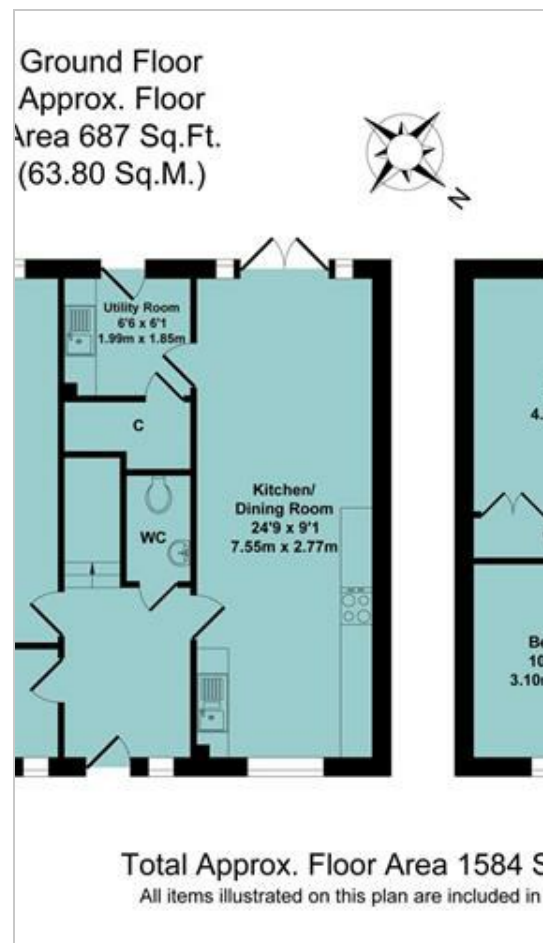
Anti Money Laundering Regulations

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.

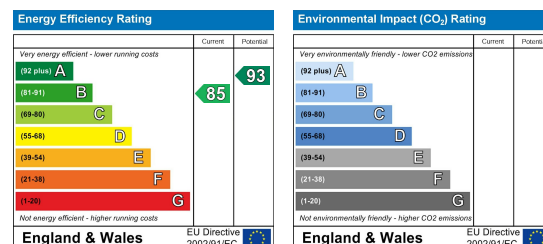
Area Map



Floor Plans



Energy Efficiency Graph



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.