





Property Description

Onward chain complete, this extended four-bedroom semi-detached family home offers over 1,400 sq ft of versatile accommodation, generous room sizes throughout, and an excellent arrangement of indoor and outdoor living space.

Situated in a popular residential location on Kenilworth Way, the property has been thoughtfully extended to create a superb family home. The accommodation begins with an entrance hall leading to a spacious living room, providing an ideal space for everyday family life and entertaining guests.

To the rear of the property is a substantial open-plan kitchen/dining room, enjoying views across the garden and offering plenty of space for both cooking and dining. The layout creates a sociable hub of the home, with direct access to the covered terrace area, perfect for outdoor dining and year-round enjoyment.

The first floor comprises four well-proportioned bedrooms, including an impressive principal bedroom benefitting from its own en-suite shower room. Three further bedrooms are served by a modern family bathroom, making the property ideally suited to growing families.

Externally, the property continues to impress. To the front is driveway parking for up to four vehicles and access to the garage. The rear garden is arranged over tiers and offers a variety of spaces for relaxation, entertaining and family enjoyment.

A covered terrace area provides a fantastic sheltered seating space, while the summerhouse and separate office create excellent options for home working, hobbies or additional recreational space.

Information

An internal viewing is highly recommended to appreciate the size, versatility and excellent family accommodation on offer.

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.

Externally









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.focalagent.com

To view this property please contact Connells on

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

Tenure: Freehold

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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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