

22 Hardwick Park

Banbury, Oxon, OX16 1YE

ROUND & JACKSON
ESTATE AGENTS













A beautifully presented three bedroom semi detached house with excellent outside space including a large driveway, a single garage and landscaped gardens. The property is located in a tucked away position on the edge of a popular development and close to amenities.

The Property

22 Hardwick Park, Banbury is a beautifully presented semi detached house which is very pleasantly located on this popular development on the northern outskirts of town. Within recent years the property has had many improvements which include a new kitchen and bathroom, replastered ceilings, new fascia boards and guttering and the roof has been re-felted and re-battened. The property has also been extended to the side to create a larger hallway and a cloakroom, beyond this there is a large kitchen/dining room with doors to the garden and there is also a good sized sitting room. On the first floor there are two double bedrooms, a single bedroom and a modern bathroom. The property is approached by a large block paved driveway which provides parking for several vehicles and a single garage. To the front there is a large private lawned garden and to the rear there is a private garden which is beautifully landscaped. We have prepared a floorplan to show the room sizes and layout. Some of the main features include:

Entrance Hallway

Main entrance door to the front, tiled flooring and doors to the kitchen/breakfast room and cloakroom.

Cloakroom

Fitted with a modern wash hand basin and WC, tiled flooring and heated towel rail.

Kitchen/Dining Room

An open plan room with wooden flooring, stairs to the first floor, space for a table and chairs and double doors to the rear garden. The kitchen is fitted with a range of modern shaker style eye level cabinets and base units and drawers with work surfaces over. One and a half bowl sink and draining board, four ring cooking hob with extractor over and single oven beneath, space for an integrated fridge/freezer, space for a washing machine, understairs storage cupboard.

Sitting Room

A beautifully presented room with wood effect flooring, a window to the front and ample space for a range of furniture.

First Floor Landing

Hatch to loft space and doors to all first floor accommodation.

Bedroom One

A large double bedroom with wood effect flooring and ample space for wardrobes and furniture.

Bedroom Two

A double bedroom with wood effect flooring.

Bedroom Three

A single room with wood effect flooring.

Family Bathroom

Beautifully re-fitted within recent years with a modern suite comprising a panelled bath with shower over, a wash hand basin and WC. Modern tiling and a heated towel rail.

Outside

The property is pleasantly set back from the road and is adjacent pleasant treed area. To the side of the property there is a large block paved driveway which provides parking for several vehicles and gives access to the garage. To the front there is a large lawned garden which is pleasantly landscaped. There is also a private enclosed rear garden which is beautifully landscaped and predominantly laid to lawn with a paved patio adjoining the house, well stocked flower and plant borders and established trees. Gated access to the side.





Garage
A single garage with power and light connected, an electric roller door to the front and personal door to the rear.

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, 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. The local area provides a range of primary, secondary and mixed boarding schools. Local leisure retreats include Soho Farm House (11 miles), Tadmarton Golf Club (5.6 miles) and Oxford Westgate (25 miles).

Tenure
A freehold property.

Directions
From Banbury town centre proceed along the Warwick Road and continue out of town for approximately one and a quarter miles. Having passed the Barley Mow Public House, take the second exit at the next roundabout onto Highlands. Take the first left into Hardwick Park and continue following the numbering system where the property will found in front of you.

Services
All mains services connected.

Local Authority
Cherwell District Council. Tax band C.

Viewing Arrangements
Strictly by prior arrangement with Round & Jackson.

Offers In Excess Of: £350,000







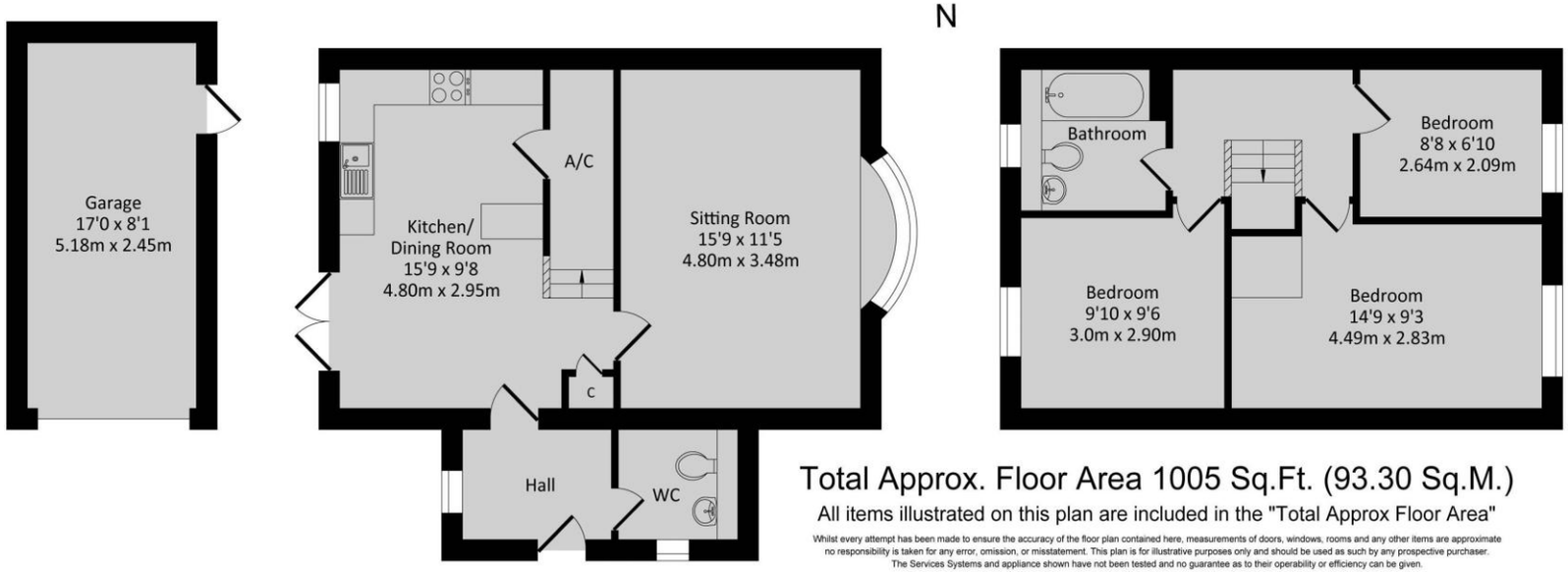


Garage
Approx. Floor
Area 137 Sq.Ft.
(12.70 Sq.M.)

Ground Floor
Approx. Floor
Area 478 Sq.Ft.
(44.40 Sq.M.)

N

First Floor
Approx. Floor
Area 390 Sq.Ft.
(36.20 Sq.M.)



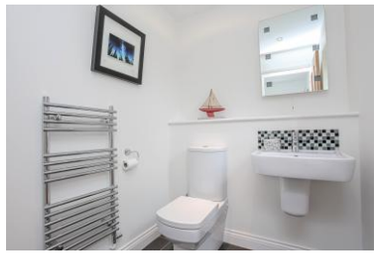
Total Approx. Floor Area 1005 Sq.Ft. (93.30 Sq.M.)

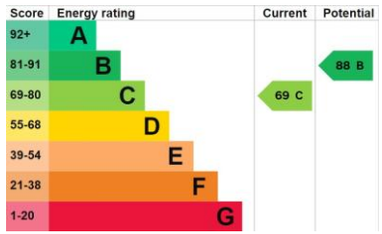
All items illustrated on this plan are included in the "Total Approx Floor Area"

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate no responsibility is taken for any error, omission, or misstatement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The Services Systems and appliance shown have not been tested and no guarantee as to their operability or efficiency can be given.









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