



**Connells**

George Parish Road  
Banbury





## Property Description

Connells Estate Agents are delighted to offer this exceptional family home to the market, that has been improved throughout to a high standard by the current owners.

The house comprises of a spacious entrance hallway, cloakroom, under stair storage cupboard, large open sitting dining room, spacious open kitchen dining room leading to a utility room.

On the first floor; spacious landing, four bedrooms, three of which being double bedrooms, large family bathroom and en suite to master bedroom.

Outside; a private rear garden with side access leading to the driveway and garage.

All rooms are well-proportioned, making this house a superb option for families looking in the area. The garden is established, with gate leading to the driveway and garage. Garage having light and power connected, and an EV charge point installed on the driveway. There is a burglar alarm installed into the property with numerous sensors throughout the ground floor.

## Entrance Hall

Enter via door to front aspect. Understairs storage.

## Cloakroom

Low level WC and wash hand basin. Wall mounted radiator.

## Lounge

12' 11" x 20' 4" ( 3.94m x 6.20m )

Double glazed window to front aspect. Television point. Wall mounted radiator.

## Kitchen Diner

10' 8" x 20' 4" ( 3.25m x 6.20m )

Wall and base units. Worksurfaces. Breakfast bar. Integrated appliances including fridge freezer, dishwasher and oven. Induction hobs with hood over. Sink and drainer unit. Double glazed window to rear aspect. Doors leading to rear garden.

## Utility Room

Wall units. Worksurfaces. Space for appliances including washing machine and tumble dryer.

## First Floor

## Bedroom One

11' 8" x 10' 5" ( 3.56m x 3.17m )

Double glazed windows to front aspect. Wall mounted radiator. Built in wardrobes.

## En Suite

Low level WC and wash hand basin. Shower cubicle. Towel Rail

## Bedroom Two

10' 11" x 10' 5" ( 3.33m x 3.17m )

Double glazed windows to rear aspect. Wall mounted radiator.

## Bedroom Three

10' 11" x 9' 8" ( 3.33m x 2.95m )

Double glazed windows to rear aspect. Wall mounted radiator.

## Bedroom Four

8' 3" x 9' 8" ( 2.51m x 2.95m )

Double glazed windows to front aspect. Wall mounted radiator.

## Bathroom

Low level WC and wash hand basin. Bath. Double shower cubicle. Towel rail.

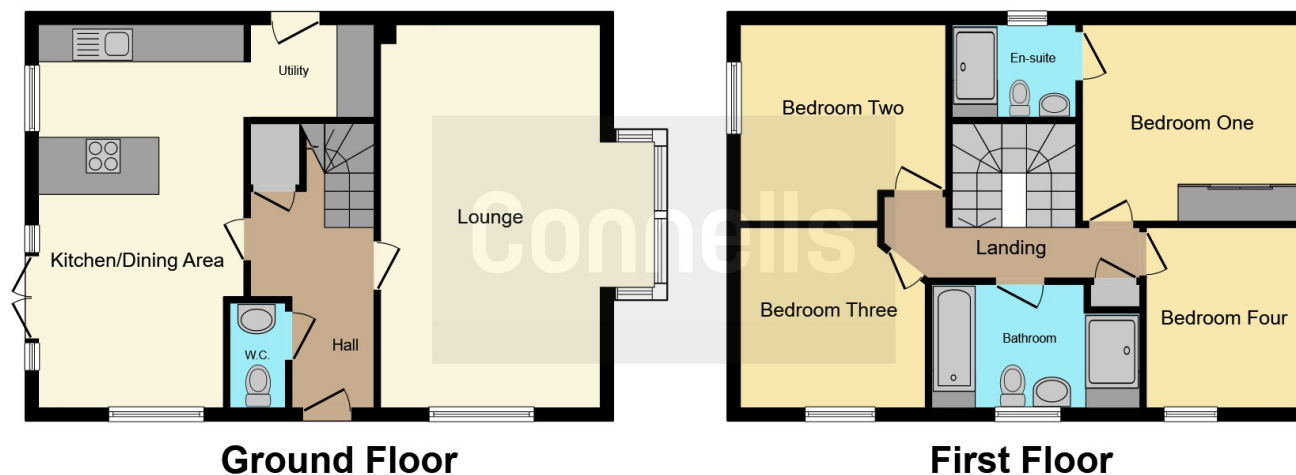












This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by [www.focalagent.com](http://www.focalagent.com)

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EPC Rating: B Council Tax  
 Band: E

Tenure: Freehold

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