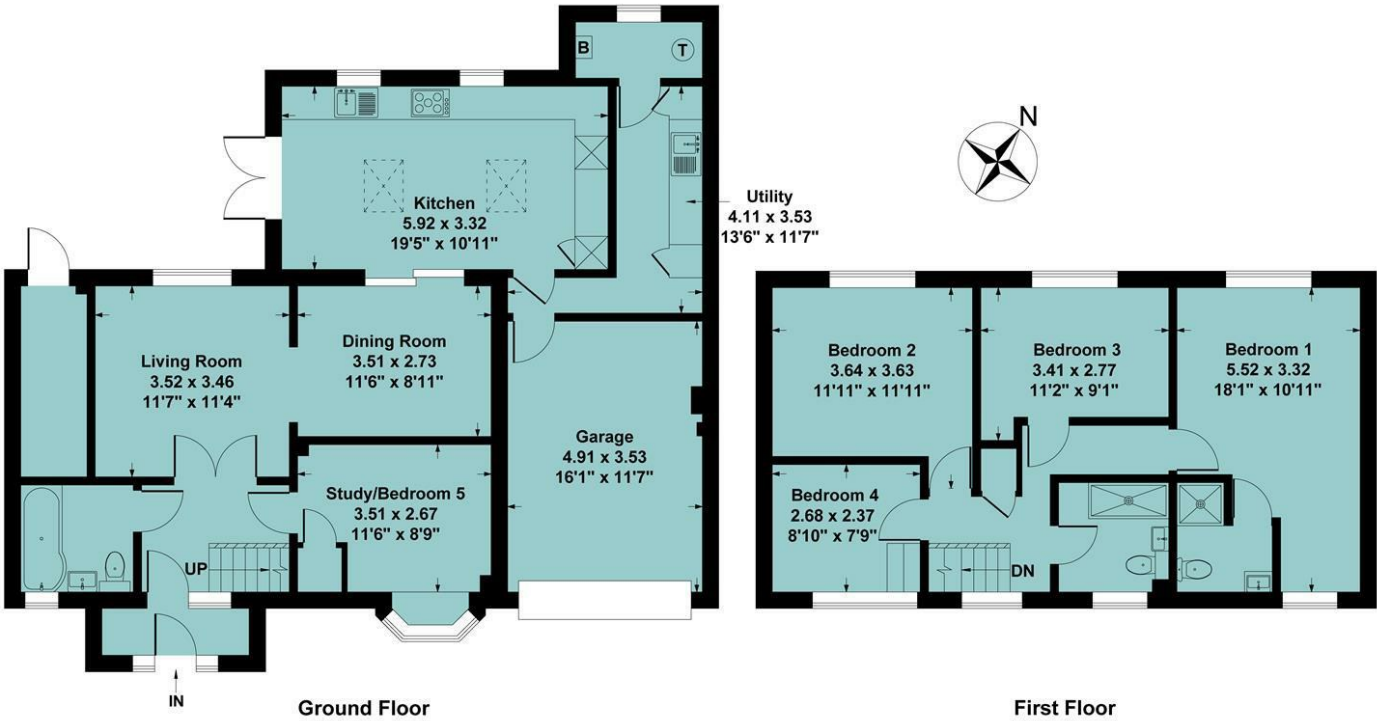


Agents Note

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.

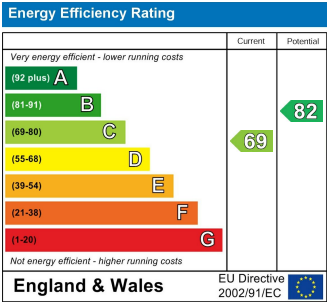
Referral fees

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 = 83.35 sq m / 897 sq ft
First Floor Approx Area = 58.84 sq m / 633 sq ft
Garage Approx Area = 17.33 sq m / 187 sq ft
Total Area = 159.52 sq m / 1717 sq ft

Measurements are approximate, not to scale,
illustration is for identification purposes only.
www.focuspointhomes.co.uk



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PROPERTY MISDESCRIPTIONS ACT 1991: The Agents has not tested any apparatus, equipment, fixtures and fittings, or services, so cannot verify that they are in working order or fit for the purpose. The buyer is advised to obtain verification from his or her Professional Buyer. References to the Tenure of the property are based on information supplied by the Vendor. The agents have not had sight of the title documents. The buyer is advised to obtain verification from their Solicitor. You are advised to check the availability of any property before travelling any distance to view.



37 Kingfisher Drive
Banbury



37 Kingfisher Drive, Banbury, Oxfordshire, OX16 9YE

Approximate distances
Banbury town centre 1.2 miles
Junction 11 M40 motorway 2.5 miles
Banbury railway station (rear access) 0.9 miles
Oxford 21 miles
Stratford upon Avon 20 miles
Leamington Spa 18 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

AN EXTENDED FOUR/FIVE BEDROOM DETACHED FAMILY HOUSE THAT HAS BEEN RECENTLY RENOVATED TO A HIGH STANDARD BY THE CURRENT OWNERS AND BENEFITS FROM AN ENSUITE TO THE MASTER BEDROOM, A SPACIOUS KITCHEN WITH SEPARATE UTILITY AS WELL AS A LARGER THAN AVERAGE GARAGE AND OFF ROAD PARKING

Entrance porch, entrance hall, downstairs bathroom, living room, dining room, kitchen/breakfast room, utility, study/bedroom five, four first floor bedrooms, ensuite to master, family bathroom, large garage, driveway parking, rear garden. Energy rating C.

£495,000 FREEHOLD



Directions

From Banbury Cross proceed in a southerly direction toward Bodicote (A4260). Before reaching the flyover turn left where signposted to Bodicote and Cherwell Heights. At the roundabout bear left onto Bankside and take the next turning on the left into Chatsworth Drive. Continue to the mini roundabout and turn left into Avocet Way. Kingfisher Drive is the next turning on the right and the property will be found halfway down 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:

- * Entrance porch with space for coats and shoes, door to entrance hall.
- * Entrance hall with stairs to first floor, double doors to living room, doors to study/bedroom five and downstairs bathroom, understairs storage.
- * Living room with laminate flooring, large window to rear and an opening to the dining room.
- * Dining room with laminate flooring and patio doors to the kitchen/breakfast room.
- * Kitchen/breakfast room fitted with a range of base and eye level units with worktop over, inset sink, built-in double oven, five ring gas hob and extractor over, integrated dishwasher, space for free standing American fridge freezer, tiled floor and splashback, two velux windows, spotlights, French doors to rear garden and door to utility, two windows to rear.
- * Utility with door to garage, tiled flooring, base and eye level units, inset sink, tiled splashback, cupboard with space and plumbing for washing machine and tumble dryer, door to boiler room which houses the wall mounted boiler and the Tempest mains pressure hot water cylinder.
- * Bedroom five/study accessed from the hallway with laminate flooring, window to front and understairs storage.
- * Ground floor bathroom fitted with a white suite comprising bath with shower over, WC and vanity wash hand basin, tiled walls and flooring, heated towel rail and window to front.
- * First floor landing with hatch to loft, doors to all rooms, airing cupboard and window to front.

- * The master bedroom is dual aspect with windows to front and rear and an ensuite comprising shower cubicle, WC and vanity wash hand basin, wall mounted mirrored storage, tiled floor and part tiled walls, heated towel rail and window to front.
- * Bedroom two is a double with window to rear.
- * Bedroom three is a double with window to rear.
- * Bedroom four is a large single with window to front.
- * Family bathroom comprising walk-in double shower cubicle, vanity wash hand basin, WC, tiled walls, window to front and heated towel rail.
- * Larger than average integral garage with light, power, electric roller door and a personal door to the rear leading to the utility,
- * The rear garden is mostly laid to lawn with a small decked area, a border of sleepers, gated side access and a large external storage shed.

Services

All mains services are connected. The boiler is located in the boiler room off the utility.

Local Authority

Cherwell District Council. Council tax band D.

Energy rating: C

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.

Viewing

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