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Publication name: WYCHWOOD GARDENS 7, Page: 1



7 Wychwood Gardens, Banbury, Oxon OX16 9QN
Guide Price £410,000

Stanbra Powell
Estate Agents
Valuers
Property Lettings

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A detached property enjoying generous size plot, located within this sought after cul-de-sac on the western edge of Banbury.

Entrance porch | Entrance hall | Cloakroom |Living room | Separate dining room | Kitchen/breakfast room| Rear lobby | Four first floor bedrooms | Bathroom | Gardens to front, rear and sides | Garage | Driveway

Providing well-proportioned accommodation throughout a four bedroom detached house enjoying a favoured cul-de-sac location. The property provides vast potential for extensions subject to necessary planning permissions. Offered with no onward chain.

Ground Floor

Double glazed front door.

Spacious entrance porch: Tiled floor. Door through to entrance hall.

Entrance hall: Stairs rising off to first floor. Useful store cupboard.

Cloakroom: Contemporary white suite comprising of low level WC, handbasin and vanity unit. Tongue and groove panelling to Dado rail.

Living room: Windows to front aspect. Casement doors giving access to side patio. Feature fire with open hearth. Double doors giving access to dining room. Window to side overlooking side garden. Thermostat for heating door to kitchen/breakfast room. Also access via the hallway.

Kitchen/breakfast room: Bowl and a half stainless steel inset sink unit and drainer. Comprehensive range of white fronted wall and base units. Ample work surfaces. Free space and plumbing for dishwasher. Space for cooker. Space for fridge/freezer. Understairs storage cupboard. Windows overlooking rear garden.

From the hallway door through to rear lobby.

Rear lobby: Tiled flooring. Useful store cupboard. Door giving access to garden. Door to garage.

Garage: Metal up and over door to front. Light and power connected. Garage houses gas boiler for domestic hot water and central heating.

First Floor

Landing: Access to loft via pull down ladder. Airing cupboard housing hot water tank and immersion heater.

Bedroom one: Double bedroom to front aspect. Range of wardrobes.

Bedroom two: Double bedroom to front aspect. Range of wardrobes.

Bedroom three: Double bedroom with window to side aspect. Shower cubicle with Aqualisa shower within this room.

Bedroom four: Single bedroom overlooking rear garden. Fitted wardrobe.

Bathroom: Newly fitted. White suite comprising of panelled bath, handbasin and low level WC. Heated towel rail. Tiling.

Outside

Rear garden: Enclosed by fencing. Patio area. Outside tap. Areas laid to lawn. Mature trees. Additional areas to both sides of the property allowing scope for extensions subject to necessary planning or further gardens.

Front: Large areas laid to lawn. Patio area. Various flower beds, shrubs and bushes. Pathway to front door.

Tarmac driveway: Providing off road parking for several vehicles leading to single garage.

Services: All Council Tax Banding: E
Authority: Cherwell District Council

Directions: From Banbury Cross proceed west along West Bar and into the Broughton Road. Continue along this road and over the roundabout. Wychwood Gardens is the first right turn.







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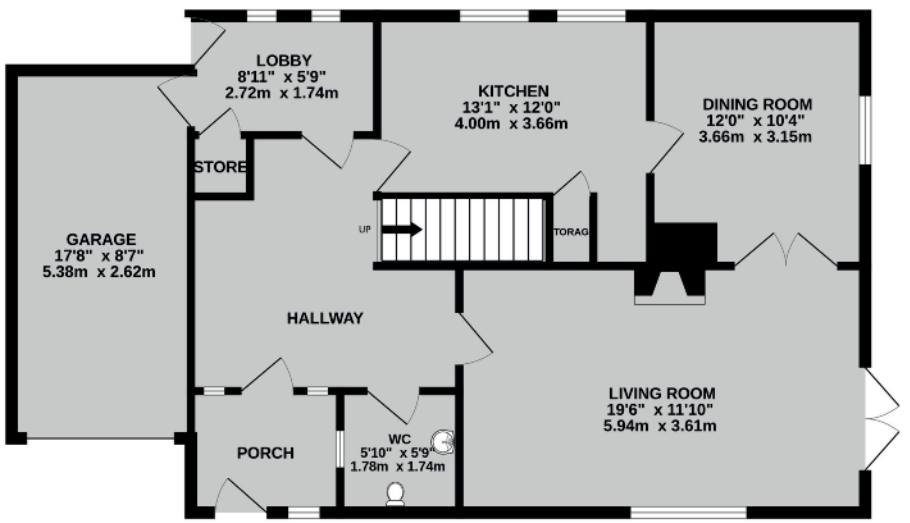




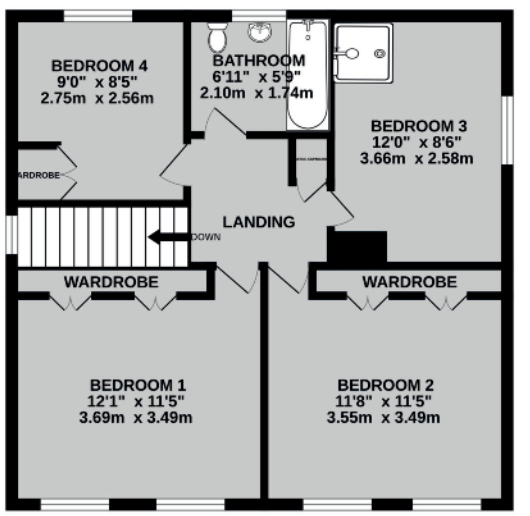


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GROUND FLOOR
912 sq.ft. (84.7 sq.m.) approx.



1ST FLOOR
554 sq.ft. (51.4 sq.m.) approx.



TOTAL FLOOR AREA : 1466 sq.ft. (136.2 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Important Agent's Note All services throughout the property are untested. Any applicants must satisfy themselves with the condition of any central heating systems, fitted gas fires, showers or any other installations (where applicable). Also all measurements should be taken as approximate, although every care is taken in their accuracy.These details contained hereon are for information purposes only and do not form the basis of a contract.

Viewing: Through appointment with Stanbra Powell

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