



MAXWELLS



2 William Close, Banbury, Oxfordshire. OX16 0UE
Guide Price £395,000 - Freehold



PROPERTY DESCRIPTION

Located on a quiet, residential cul de sac is this well presented detached family home offering four bedrooms with an en suite to the master, two large reception rooms, a lovely conservatory, block paved driveway and enclosed rear garden. Offered for sale with no onward chain.

The property is set back from the road with a block paved driveway for several cars plus an up over door leading to the garage, a small lawned garden and a door leading into the hallway. From the hallway are stairs rising to the first floor landing and doors opening to the sitting, kitchen and utility room. The sitting room is a generous reception room with feature bay window and a part glazed door leading to the dining room which offers a door to the kitchen and double glazed French doors opening to the conservatory. The kitchen is fully fitted with a range of units and appliances plus worktops. There is a double glazed door leading to the conservatory and a double glazed window overlooking the west facing rear garden. The utility room has plumbing for a washing machine, worktops and a low level w.c.

From the first floor landing are doors leading to all bedrooms, the family bathroom and the loft access. The master bedroom has fitted double wardrobes and a newly fitted en suite shower room. Bedroom two is a good sized double bedroom while bedrooms three & four are both generous single bedrooms. The family bathroom is fitted with a white three piece suite with tiling to the splash prone areas.

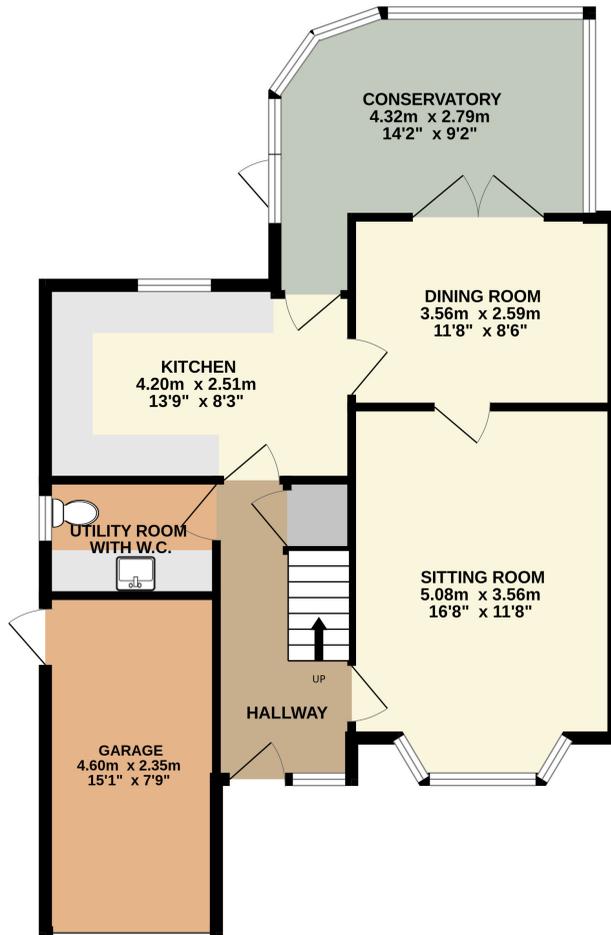
The rear garden is west facing and has a patio adjacent to the rear of the house. It is laid mainly to lawn and is enclosed by timber fencing, there is a pathway to the side which provides access to the front of the house and the pedestrian door leading into the garage.

Services: we understand the property is connected to mains gas, electricity, water and drainage. The heating and hot water is provided by a recently fitted Worcester boiler.

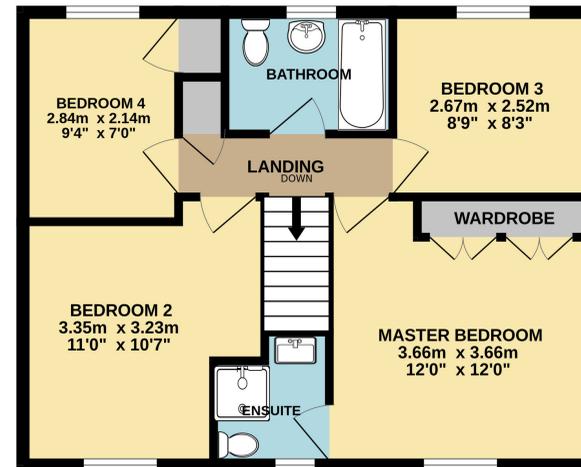
POINTS OF INTEREST

- Detached Family Home
- Master Bedroom with En suite
- Three Further Bedrooms
- Sitting Room with Bay Window
- Dining Room
- Delightful Conservatory
- Fitted Kitchen
- Utility Room with W.C.
- Block Paved Driveway & Garage
- West Facing Rear Garden
- Double Glazed

GROUND FLOOR
72.4 sq.m. (779 sq.ft.) approx.



1ST FLOOR
48.2 sq.m. (519 sq.ft.) approx.



TOTAL FLOOR AREA : 120.6 sq.m. (1298 sq.ft.) approx.

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 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.
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