



Connells

Denchfield Road
Banbury



Property Description

An exceptionally well-presented and thoughtfully extended three-bedroom semi-detached home, located within a popular and established residential area on the southern side of Banbury.

The property offers spacious and versatile accommodation throughout and is ideally suited to modern family living. The accommodation is approached via an entrance porch leading into a welcoming hallway with stairs rising to the first floor.

To the front of the property is a comfortable sitting room enjoying an abundance of natural light. The real heart of the home is the impressive extended kitchen/dining room which spans the rear of the property. Beautifully fitted with a comprehensive range of modern shaker-style units, extensive work surfaces and ample space for dining and entertaining, the room enjoys direct access to the rear garden via French doors.

Further ground floor accommodation includes a useful study, ideal for those working from home, a cloakroom/WC and a practical utility/storage room.

To the first floor are three bedrooms comprising two well-proportioned doubles and a comfortable single bedroom, all served by a family bathroom fitted with a modern white suite.

Outside, the property benefits from off-road

parking to the front. The rear garden is a particularly attractive feature, being of generous size and offering a good degree of privacy. Predominantly laid to lawn with mature boundaries, the garden also includes useful timber sheds providing excellent storage.

More Information

Denchfield Road is well positioned for access to local schools, shops, parks and everyday amenities, whilst Banbury town centre, the railway station and M40 motorway connections are all within easy reach.

This superb family home combines generous living accommodation with excellent presentation throughout and viewing is highly recommended.

Local Area Information

Denchfield Road is situated within the highly sought-after Easington area on the south side of Banbury. The location is popular with families due to its proximity to well-regarded schools, local shops, parks and everyday amenities. Banbury town centre, the railway station and M40 motorway are all easily accessible, making the area particularly convenient for commuters.

Nearby schooling includes Queensway School, St John's Catholic Primary School,

Harriers Banbury Academy and Blessed George Napier Catholic School & Sixth Form.

Anti Money Laundering

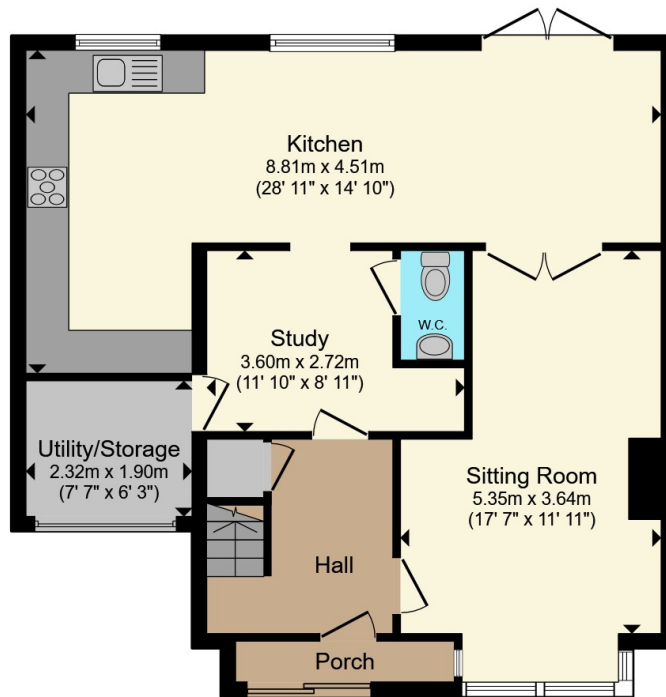
Please be aware that in line with UK regulatory requirements, if your offer is successful, we will require ID and proof of addresses from all buyers prior to formally processing any accepted offers.

An AML fee of £80 (Including VAT) is also payable at this stage and covers the cost of carrying out the required identify and anti-money laundering checks. Once the payment has been taken and the checks have been completed, the fee cannot be refunded, even if the property purchase does not go ahead.

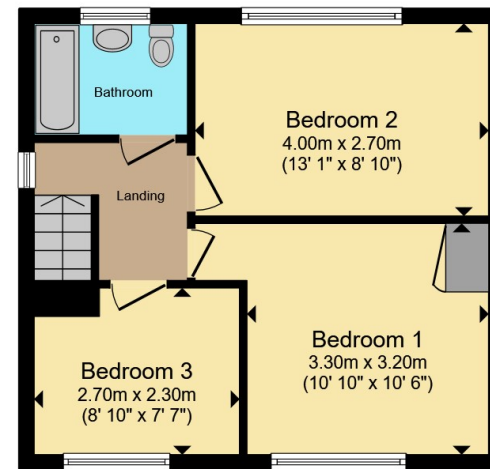








Ground Floor



First Floor

Total floor area 109.8 m² (1,182 sq.ft.) approx

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.propertybox.io

Connells

To view this property please contact Connells on

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33 Bridge Street
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EPC Rating: Council Tax
Awaited Band: C

Tenure: Freehold

view this property online connells.co.uk/Property/BAN309712



1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures, fittings or services and it is in the buyers interest to check the working condition of any appliances.

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