



34 Longfellow Road
Banbury



ROUND & JACKSON
ESTATE AGENTS

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34 Longfellow Road

Banbury, OX16 9LB

£395,000

A very spacious and well presented detached, three bedroom bungalow with a private rear garden, a garage and a large driveway. Located on this very popular road on the popular Poet's corner development in Banbury.

The Property

34 Longfellow Road, Banbury is a very well presented, three bedroom, detached bungalow with a private rear garden, a large driveway and a garage with further storage area to the side. The property is located on a quiet and very popular road within the Poet's corner development on the southern side of town. There are shops and amenities nearby and there is a pleasant park area within easy walking distance of the bungalow, ideal for dog walking. The living accommodation is arranged over one level and is well laid out. There is a spacious hallway, sitting room, kitchen diner, three good size bedrooms, a family bathroom and a conservatory. To the side there is a single garage and a further, large storage area with access into the rear garden and also access onto the driveway where there is parking for several vehicles. To the rear of the property there is a well stocked and very private rear garden. We have prepared a floor plan to show the room sizes and layout, some of the main features include:

Entrance Hallway

A spacious hallway with doors leading to all the rooms. There is a large built-in storage cupboard and a further built-in storage cupboard which houses the Ideal Logic gas fired combination boiler. Loft hatch to the roof space which is boarded with light and ladder fitted.

Sitting Room

A very bright and airy sitting room with a bay window to the front aspect. There is an inset coal effect gas fire and glazed doors leading into the kitchen diner.

Kitchen Diner

A spacious, open-plan kitchen diner which has also been slightly extended to the side. A really pleasant entertaining area which flows really well between all areas. The kitchen is fitted with a range of cream coloured, shaker style cabinets with wood effect worktops and attractive tiled splash backs. There is a breakfast bar area with space for two chairs beneath. There is an integrated double electric oven, a four ring induction hob and an extractor hood. There are further integrated appliances including a fridge freezer and a dishwasher and there is an inset one and a half bowl sink with drainer and space and plumbing for a washing machine. The kitchen has tiled flooring throughout and there is a useful built-in shelved pantry cupboard. The dining area has ample space for a large table and chairs and a window to the front aspect. The side extension has doors leading to the front and rear aspects and there are glazed doors leading into the hallway.

Conservatory

Currently being used as a bedroom, a large and very useful addition to the property with an insulated roof, fitted blinds and tiled flooring. There are French doors leading into the garden and a further door leading into the garage.

Bedroom One

A large double bedroom with a window to the rear aspect and plenty of space for wardrobes and furniture.

Bedroom Two

A large double bedroom with built-in wardrobes and French doors leading into the conservatory.



Bedroom Three

A double bedroom with a window to the side aspect and built-in wardrobes.

Family Bathroom

Refitted around 4 years ago with a quality white suite comprising a panelled bath with rainfall and mixer showers over, a toilet and a wash basin with vanity storage beneath. There is a heated towel rail and attractive panelling and tiling to the walls. Quality wood effect flooring throughout and a window to the side aspect.

Garage

A single garage with power and lighting and an electric roller door leading onto the driveway. There is a further access door leading into the conservatory.

Store

A useful addition to the property, ideal for storage with doors at both ends leading into the rear garden and onto the driveway.

Outside

To the rear of the property there is a very private lawned garden which is beautifully presented and has many well chosen trees, shrubs and bushes. There is a paved area adjoining the property and an outside tap is fitted. There are two further paved and gravelled seating areas and there is a useful wooden shed adjoining the garage. To the front of the property there is a large block paved driveway which provides parking for several vehicles. There is also a very pretty and well stocked plant bed with many well chosen shrubs and bushes.

Directions

From Banbury town centre proceed via the Bloxham Road (A361). Continue passing The Queensway turn and The Easington public house then take the turn on your right into Browning Road. Continue along this road and take the second right hand turn into Longfellow Road where the bungalow will be found directly in front of you in the left corner.

Situation

Banbury is conveniently located only 2 miles from junction 11 of the M40 putting Oxford (22 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 (55mins). 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.

Services

All mains services connected. The gas fired boiler is located in the hallway cupboard.

Local Authority

Cherwell District Council. Tax band D.

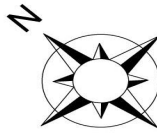
Viewing arrangements

Strictly by prior arrangement with Round & Jackson.

Tenure

A freehold property





Total Approx. Floor Area 1465 Sq.Ft. (136.10 Sq.M.)

All items illustrated on this plan are included in the "Total Approx Floor Area"

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 no responsibility is taken for any error, omission, or misstatement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The Services Systems and appliance shown have not been tested and no guarantee as to their operability or efficiency can be given.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		81 B
69-80	C		
55-68	D	67 D	
39-54	E		
21-38	F		
1-20	G		

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