



6 Waltham Gardens
Banbury, OX16 4FD



ROUND & JACKSON
ESTATE AGENTS





A truly amazing and greatly extended four bedroom semi-detached family home which offers open plan living and also a large ground floor bedroom and en-suite.

The property

6 Waltham Gardens, Banbury is a greatly extended, now four bedroom, semi-detached family home which offers very versatile living accommodation over two floors. The current owner has lived here for over 20 years and added a superb rear extension around 10 years ago. The rear extension added a dining room and also a large bedroom and en-suite. The property has a lovely open-plan feel, a modern kitchen and bathroom and is in excellent order throughout. On the ground floor there is an open-plan kitchen/sitting/dining area which works brilliantly, a W.C, a large double bedroom with fitted wardrobes and an en-suite. On the first floor there are three further bedrooms and a modern bathroom. There is a pleasant rear garden, driveway parking and a single garage. We have prepared a floor plan to show the room sizes and layout. Some of the main features include:

Guide Price: £365,000

Open-Plan Kitchen/Sitting Room

A superb and well thought out entertaining space. The kitchen and sitting room are open-plan, but partly separated by a useful breakfast bar area which works really well. The sitting room has high-quality wooden flooring throughout, oak doors and there is a window to the side aspect and a useful understairs storage cupboard. The sitting room has stairs to the first floor and plenty of space for furniture. The kitchen has a window to the front aspect and is fitted with a range of quality, white gloss units with granite worktops over. There is an inset sink and drainer and there are a range of integrated appliances including an electric oven and microwave combo, four ring electric hob and extractor hood, dish washer, washing machine and a fridge freezer. There is a breakfast bar area with seating beneath and the quality wooden flooring continues throughout. There is an oak door leading into the cloakroom and there is a wall mounted Viessman gas fired boiler fitted,

Cloakroom

Fitted with a modern white suite comprising a toilet and wash basin with vanity storage drawers beneath. There is a window to the front aspect and the quality wooden flooring continues.

Dining Room

Forming part of the rear extension this is a great space with double doors into the garden a further velux type roof window. The quality wooden flooring continues and there is an oak door leading into the main bedroom and en-suite.

Ground Floor Main Bedroom

Forming part of the ground floor extension, a super double bedroom with high-quality, full height, fitted wardrobes and a velux type roof window. There is a door leading into a really well proportioned en-suite which is fitted with a white suite comprising a walk-in shower, toilet and wash basin. There is a heated towel rail and attractive tiled splash backs with tiled flooring throughout.

First Floor Landing

Doors leading to the first floor rooms and loft hatch providing access to the roof space. There is a built-in storage cupboard which houses the hot water tank and has shelving fitted.

Bedroom Two

A spacious double bedroom with two windows to the rear aspect.

Bedroom Three

A double bedroom with a window to the front aspect.



Bedroom Four

A single bedroom with a window to the front aspect. Currently being used as a study.

Family Bathroom

Fitted with a modern white suite comprising a P shaped bath with a shower over, a toilet and wash basin. There is attractive grey tiling to the splash back, and flooring areas and there is a heated towel rail fitted. Window to the side aspect.

Garage

A single garage with power and lighting. There is an up-and-over door leading onto the driveway and a further pedestrian door to the rear.

Outside

To the rear of the property there is a very pleasant and tidy, westerly facing garden with many, well chosen, established shrubs and bushes. There is a paved patio adjoining the house and a lawned area which leads to a door into the garage. To the front of the property there is a tarmac driveway providing parking for at least two vehicles and there is an outside tap fitted.

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 the Town and many places of historical interest are within easy reach.

Directions

From Banbury town centre proceed in an easterly direction along the Middleton Road. Continue to the end of this road and take the third exit at the roundabout onto Ermont Way. At the next roundabout take the third exit onto Overthorpe Road and then the first right into Westminster Way. Waltham Gardens will be found as the first road on the right. As you enter the road take the first right turn where Number 6 will be found on your right hand side.

Services

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

Local Authority

Cherwell District Council. Tax band C.

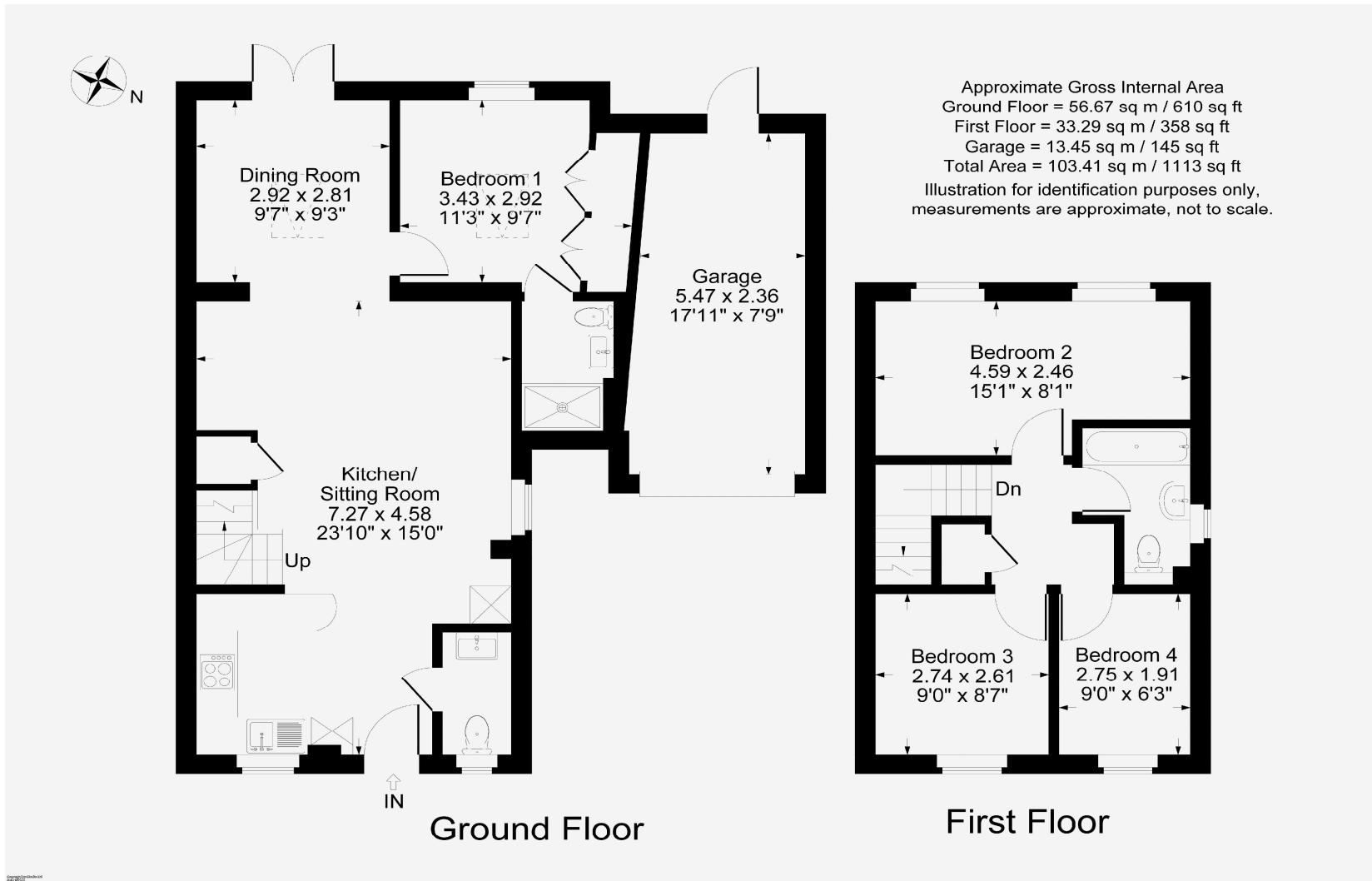
Viewing Arrangements

By prior arrangement with Round & Jackson.

Tenure

A freehold property.





Score	Energy rating	Current	Potential
92+	A		
81-91	B		86 B
69-80	C	74 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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Banbury - The Office, Oxford Road, Banbury, Oxon, OX16 9XA

T 01295 279953 E office@roundandjackson.co.uk

Bloxham - High Street, Bloxham, Oxon, OX15 4LU

T 01295 720683 E office@roundandjackson.co.uk

www.roundandjackson.co.uk

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