



MAXWELLS



17 Addison Road, Banbury, Oxfordshire. OX16 9DG
Guide Price £368,500 - Freehold



PROPERTY DESCRIPTION

Located in the very popular Easington area of Banbury is this beautifully presented and thoughtfully extended semi detached house. Offering a 23' kitchen/dining/family room, separate sitting room, three bedrooms plus a study, utility room and downstairs w.c. This truly is a fantastic family home.

The property is set back from the road with a front garden laid to shingle which offers off road parking for approximately two or three vehicles. There is a double glazed door to the porch and a separate double glazed door leading into the study/home office. From the porch is access into the generous hallway which offers doors to the sitting room and kitchen/dining/family room along with stairs rising to the first floor.

The sitting is a lovely room situated on the front of the house with a glazed bay window, of particular note is the coloured/leaded glass windows along the top row. There is attractive timber flooring and a feature chimney breast. The heart of the home is the extended kitchen/dining/family room situated on the rear of the house which offers 23' of space for entertaining and cooking. To provide additional light there are two velux style roof lights and a large, glazed bifold door along the back wall. Off this room is the utility room which offers plumbing and space for both a washing machine and tumble drier. There is a w.c. to the rear along with a double glazed door leading out to the garden. The study/home office is situated to the front of the property and benefits from it's own front door making it ideal for visiting clients.

To the first floor are doors leading to all bedrooms, the family bathroom and access to the loft space. Both bedrooms one and two are generous double rooms with double glazed windows while bedroom is a single bedroom. The family bathroom is beautifully presented with a roll top bath, wash hand basin and low level w.c.

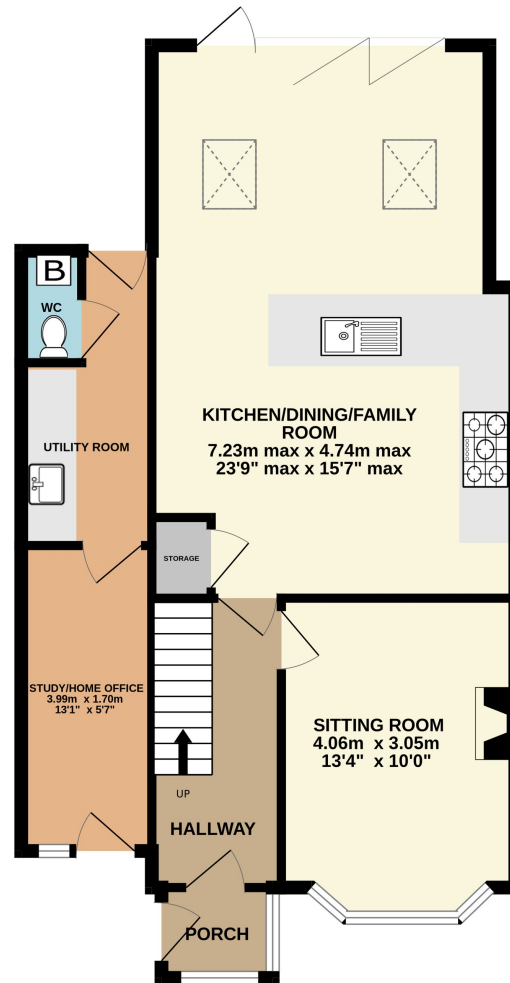
The rear garden measure just over 70' long and is fully enclosed by timber fencing and hedging. There is a large, paved patio area adjacent to the rear of the house while the majority of the garden is laid to lawn. At the rear of the garden is a decked area with a timber garden shed and timber summer house.

Services. We have been advised that the property is connected to mains water, drainage, electricity and gas. The current heating system is gas fired central heating provided by a recently fitted combination boiler.

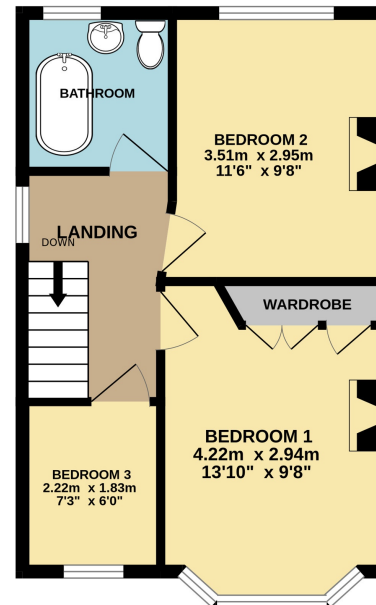
POINTS OF INTEREST

- Extended Family Home
- Popular Residential Location
- 23' Kitchen/Dining/Family Room
- Sitting Room with Bay Window
- Three Bedrooms
- Study/Home Office
- Utility Room with W.C.
- Driveway Parking
- 70' Rear Garden

GROUND FLOOR
66.5 sq.m. (716 sq.ft.) approx.



1ST FLOOR
34.6 sq.m. (372 sq.ft.) approx.



TOTAL FLOOR AREA: 101.1 sq.m. (1088 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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