



MAXWELLS



3 Horton Close, Middleton Cheney, Northamptonshire. OX17 2LQ
Guide Price £335,000 - Freehold



PROPERTY DESCRIPTION

Having recently gone through a programme of refurbishment this family home now offers modern and well appointed accommodation including 3 bedrooms, a 22' sitting / dining room, new kitchen, new heating system with a Worcester Bosch combination boiler and timber built home office in the garden.

The property is set back from the road with a driveway leading to the garage and a small front garden laid to a variety of attractive flowers and shrubs plus a small lawned area. Entrance into the property is via an 8' porch which provides plenty of space for coats and shoes, this opens into the 22' long sitting/dining room with a fireplace that has a lined chimney ready for a log burner to be fitted, double glazed windows to both front and rear aspects plus stairs rising to the first floor landing. The kitchen is at the rear of the house with a newly fitted range of cabinets and appliances, an understairs cupboard, double glazed window to the rear aspect and double glazed door to the rear garden.

From the first floor landing are doors opening to all three bedrooms and the bathroom which is fitted with a white, three piece suite.

The garden is west facing and enclosed by timber fencing with a timber gate at the rear. It is laid mainly to lawn with flower and shrub borders plus a covered patio attached to the rear of the house. At the rear of the garden is a timber built home office which enjoys insulation to the floor and roof, a power supply with armoured power cable, windows and French doors.

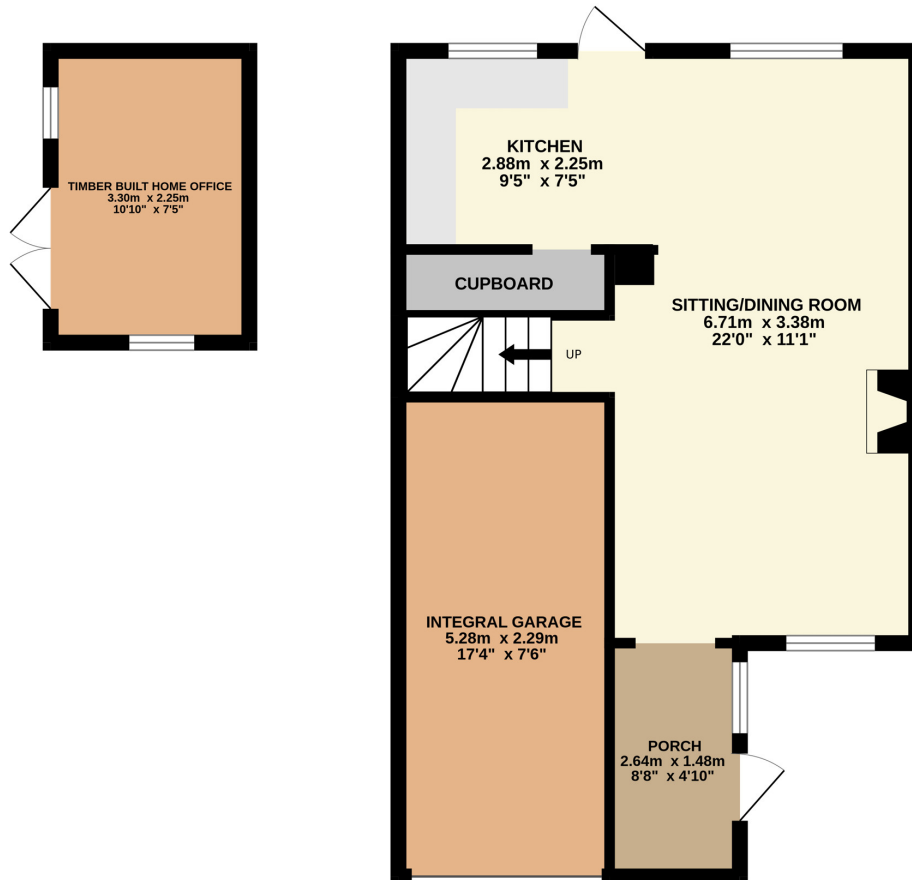
The house has been refurbished to a high level including a new Worcester Bosch combination boiler and new radiators, a new fuse box (18th Edition), replastered walls and ceilings, a new kitchen, new bathroom (excluding the bath tub), new carpeting and a timber built office with insulated floor and roof/ceiling that has full power and light.

Agents Note: the internal images have been virtually dressed to show how furniture could fit into the rooms.

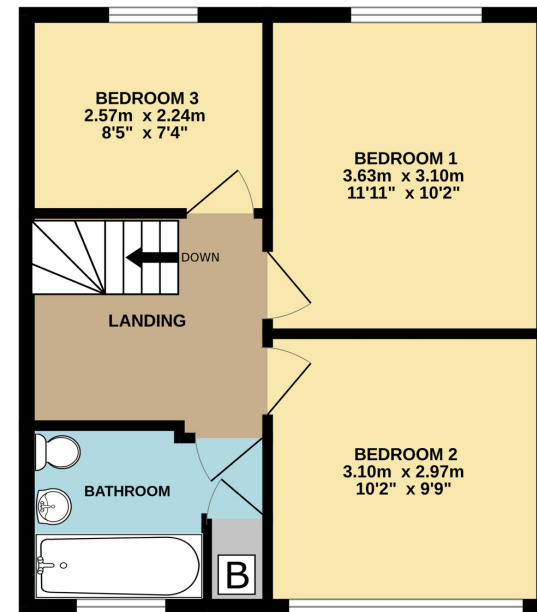
POINTS OF INTEREST

- Newly Modernised
- Three Bedrooms
- 22' Sitting/Dining Room
- Fitted Kitchen
- Worcester Bosch Combi Boiler
- Integrated Garage
- Driveway
- West Facing Rear Garden
- Timber Built Home Office in Garden

GROUND FLOOR
56.4 sq.m. (607 sq.ft.) approx.



1ST FLOOR
39.3 sq.m. (423 sq.ft.) approx.



TOTAL FLOOR AREA : 95.7 sq.m. (1030 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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