



MAXWELLS



**23 Miller Road, Banbury, Oxfordshire. OX16 0QX**  
**Guide Price £350,000 - Freehold**



## PROPERTY DESCRIPTION

The property is set back from the road with off road parking for three cars, a timber gate providing pedestrian access to the rear garden and porch leading into the house. From the entrance hallway are doors opening to the kitchen and sitting/dining room plus stairs rising to the first floor landing. The sitting / dining room is a double aspect room with bay window to the front and French doors to the rear garden.

The kitchen is fitted with an attractive range of cabinets, worktops and fitted appliances. A door opens into the utility room / kitchenette and onto the annexe. The first floor offers three double bedrooms and family bathroom with three piece suite.

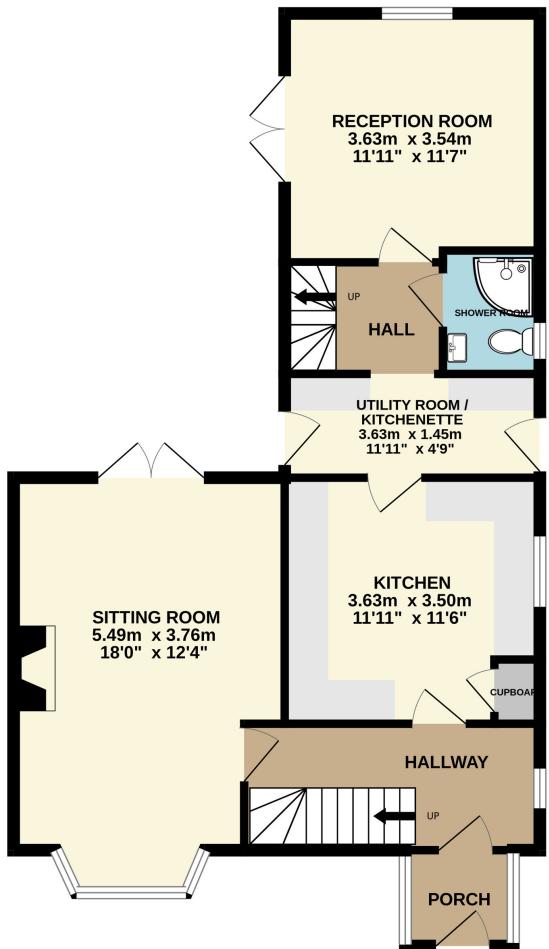
Within the annexe is a kitchenette / utility room with a range of cabinets and worktops plus doors leading out to both the side pathway and rear garden. An archway leads to the hall where you can find stairs rising to the bedroom and doors to a sitting room and shower room. The sitting room has a double glazed window and double glazed French doors leading to the garden. The shower room is fitted with a white three piece suite.

Services: we understand the property is connected to all mains services and currently has central heating using a modern gas fired combination boiler.

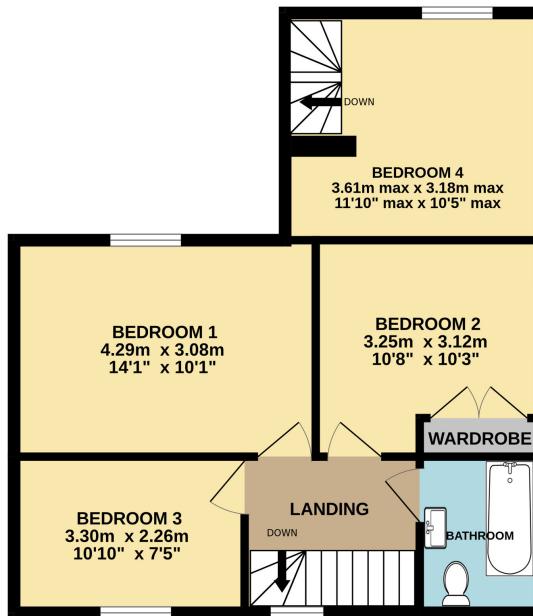
## POINTS OF INTEREST

- Three Double Bedrooms
- One Bedroom Annexe
- Large Sitting / Dining room with Bay Window
- Fitted Kitchen
- Bathroom
- Shower Room
- South Facing Rear Garden
- Off Road Parking For 3 Cars

GROUND FLOOR  
66.2 sq.m. (713 sq.ft.) approx.



1ST FLOOR  
51.1 sq.m. (550 sq.ft.) approx.



TOTAL FLOOR AREA: 117.4 sq.m. (1263 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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