



MAXWELLS





**168 Warwick Road, Banbury, Oxfordshire. OX16 2AP**  
**Guide Price £335,000 - Freehold**



## PROPERTY DESCRIPTION

Located on the Warwick Road in Banbury which is just a short walk from the town itself, is this heavily extended four bedroom townhouse. Offering a wealth of accommodation over three floors and an enclosed rear garden this is a wonderful family home.

The property is set back from road with a tiered front lawn and stairs rising to the house. To the side of the stairs is a pathway providing pedestrian access to the rear garden. Access into the house is via a small porch which opens into the wonderful 25' long sitting/dining room which offers plenty of space for a large dining table and comprehensive range of sitting room furniture. From here is a door to the kitchen and stairs rising to the first floor landing. The kitchen is a generous 16' long and is fitted with a comprehensive range of cabinets, to the rear of the kitchen is a downstairs w.c. and double glazed, double doors leading out to the garden.

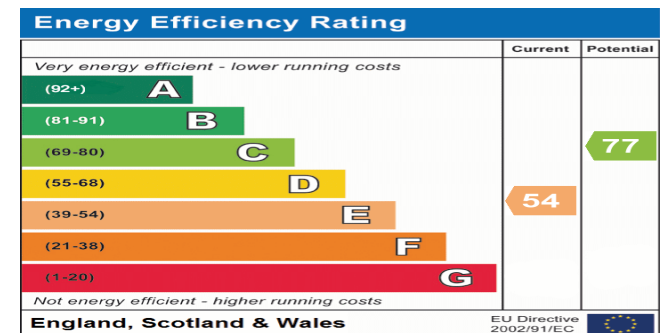
On the first floor landing are doors opening to bedrooms one, three and four plus the shower room. There is also a further set of stairs rising to the second floor/bedroom 2. The loft room/bedroom two is a fantastic bedroom with en suite facilities, a double glazed window to the front, velux window to the rear and plenty of storage into the eaves.

The rear garden is laid mainly to lawn with a paved patio area adjacent to the rear of the house. A pathway provides pedestrian access to the front of the house while at the rear of the garden is a timber decked area.

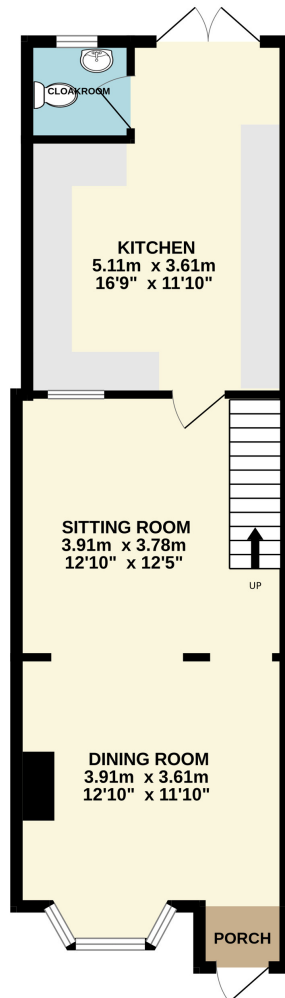
Services: we have been advised that the property is connected to mains water, drainage, electricity and gas. Heating and hot water is currently provided by a gas fired boiler and emersion system.

## POINTS OF INTEREST

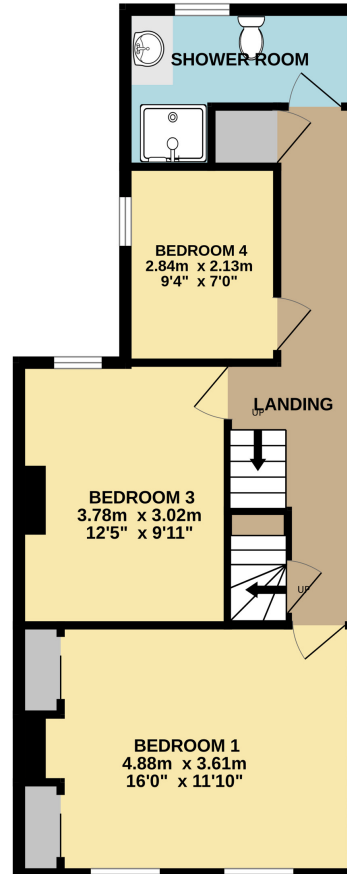
- Period Townhouse
- Four Bedrooms
- 25' Sitting/Dining Room
- Fantastic 16' Kitchen
- Central Heating
- Double Glazed
- Great Location
- Enclosed Rear Garden
- Wealth of Family Accommodation
- Downstairs Cloakroom
- First Floor Shower Room
- Loft Room with En Suite



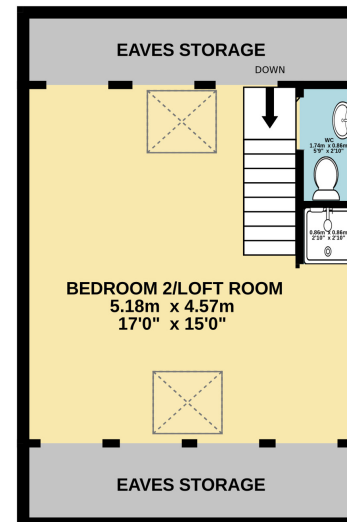
GROUND FLOOR  
49.7 sq.m. (535 sq.ft.) approx.



1ST FLOOR  
52.7 sq.m. (567 sq.ft.) approx.



2ND FLOOR  
36.2 sq.m. (390 sq.ft.) approx.



TOTAL FLOOR AREA : 138.6 sq.m. (1492 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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