



MAXWELLS



19 Griffin Close, Twyford, Banbury, Oxfordshire. OX17 3HR
Guide Price £415,000 - Freehold



PROPERTY DESCRIPTION

Located on a residential cul de sac in the popular village of Twyford is this good sized end of terrace family home. Offering a kitchen/dining room, sitting room with bay window, south facing rear garden, three bedrooms with en suite to the master and a garage.

The property is set back from the road with a small front garden laid mainly to lawn, a pathway leads to the front door while a driveway leads to the garage. From the entrance hallway are stairs rising to the first floor landing with doors leading to all ground floor accommodation. The sitting room is on the rear of the house with a lovely double glazed bay window and French doors leading to the south facing rear garden. The kitchen/dining room is situated on the front of the house and is fitted with a range of cabinets, appliances and a worktop. The cloakroom comprises a hand basin and low level w.c.

From the first floor landing are stairs rising to the second floor along with doors leading to bedrooms two and three plus the family bathroom. Both bedrooms are double rooms while the family bathroom is fitted with a white three piece suite, tiling to the splash prone areas and door to a useful cupboard.

The entire second floor is comprised of the master bedroom suite. The bedroom itself is a generous double room with plenty of windows providing natural light. There are doors leading off to the en suite shower room and study/dressing room. There is some restricted head height due to the eaves.

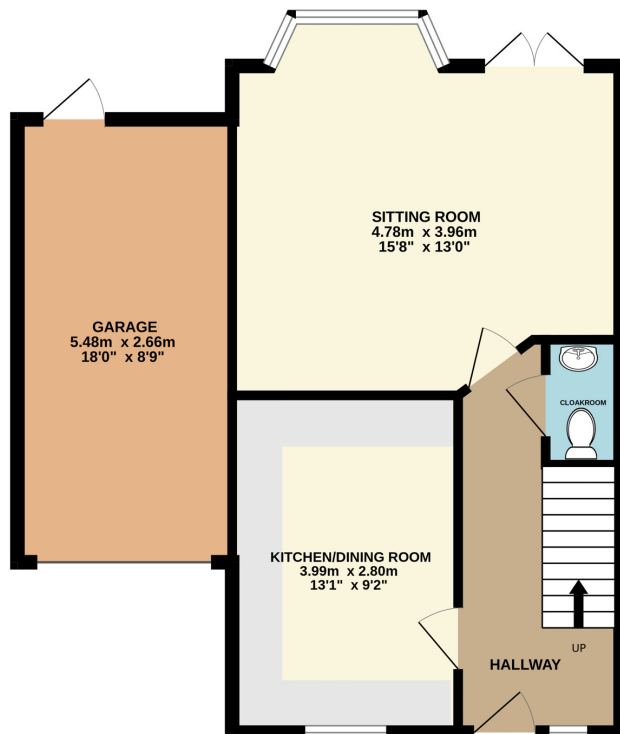
The south facing rear garden is laid mainly to lawn with a patio adjacent to the rear of the house. There is a door leading into the garage and the garden is enclosed by timber fencing. The garage has power and light connections, a ladder to its own loft store and an up & over door.

Service - we have been advised that the property is connected to all mains services including water, drainage, electricity and gas. The property is currently using mains gas for the heating and hot water.

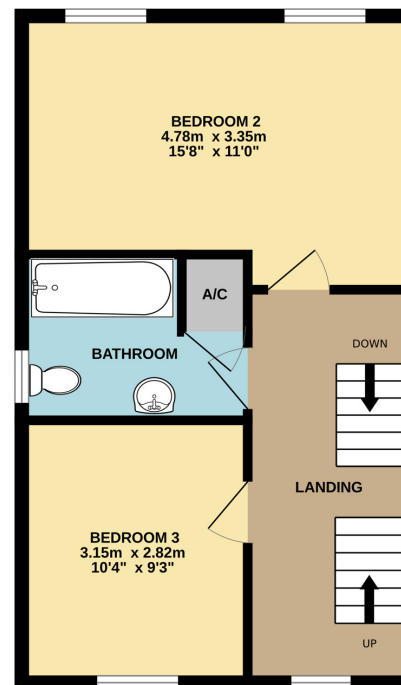
POINTS OF INTEREST

- Cul De Sac Location
- Three Double Bedrooms
- Sitting Room With Bay Window
- Kitchen/Dining Room
- Cloakroom
- En Suite To Master Bedroom
- Family Bathroom
- Garage & Driveway
- South Facing Rear Garden
- Gas Central Heating
- Double Glazed

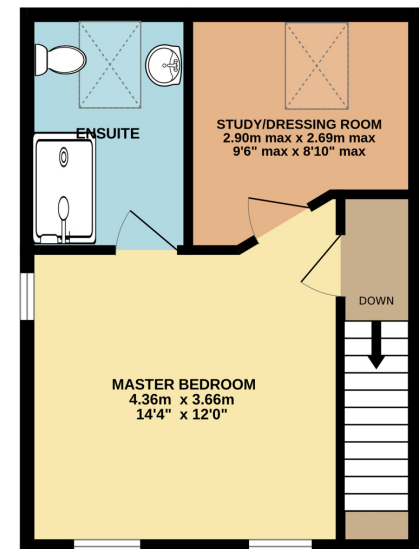
GROUND FLOOR
55.4 sq.m. (596 sq.ft.) approx.



1ST FLOOR
39.7 sq.m. (427 sq.ft.) approx.



2ND FLOOR
31.6 sq.m. (341 sq.ft.) approx.



TOTAL FLOOR AREA : 126.7 sq.m. (1364 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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