



MAXWELLS



**19 Allens Orchard, Banbury, Northamptonshire. OX17 1LX**  
**Asking Price £335,000 - Freehold**



## PROPERTY DESCRIPTION

Located in the popular village of Chipping Warden on a quiet residential cul de sac is this three bedroom, link detached family home offering a block paved driveway and good sized rear garden.

The property is set back from the road with a front garden laid mainly to lawn and an attractive, block paved driveway leading to the garage with double opening doors. From the hallway are stairs rising to the first floor and doors leading off to the sitting/dining room and kitchen. The sitting/dining room has windows to the front and rear plus an Adams style surround along with a door leading into the kitchen. Situated on the rear of the house and fitted with a range of cabinets the kitchen has a party and provides access to the utility room. With plumbing for an automatic washing machine and sink the utility room has doors leading into the garage which has power and light connections, and a double glazed door leading to the garden.

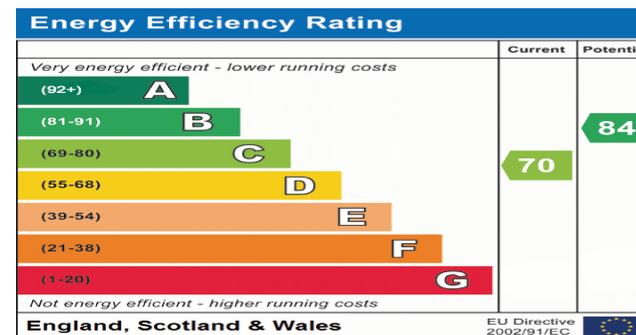
From the first floor are are doors leading to two good sized double bedrooms and one single bedroom plus the bathroom which is fitted with a white three piece suite along with a cupboard housing the combination boiler.

The rear garden is a good size and is enclosed by timber fencing. It is laid mainly to lawn with a pathway and patio adjacent to the rear of the house. To the side is a timber gate providing pedestrian access to the front of the house.

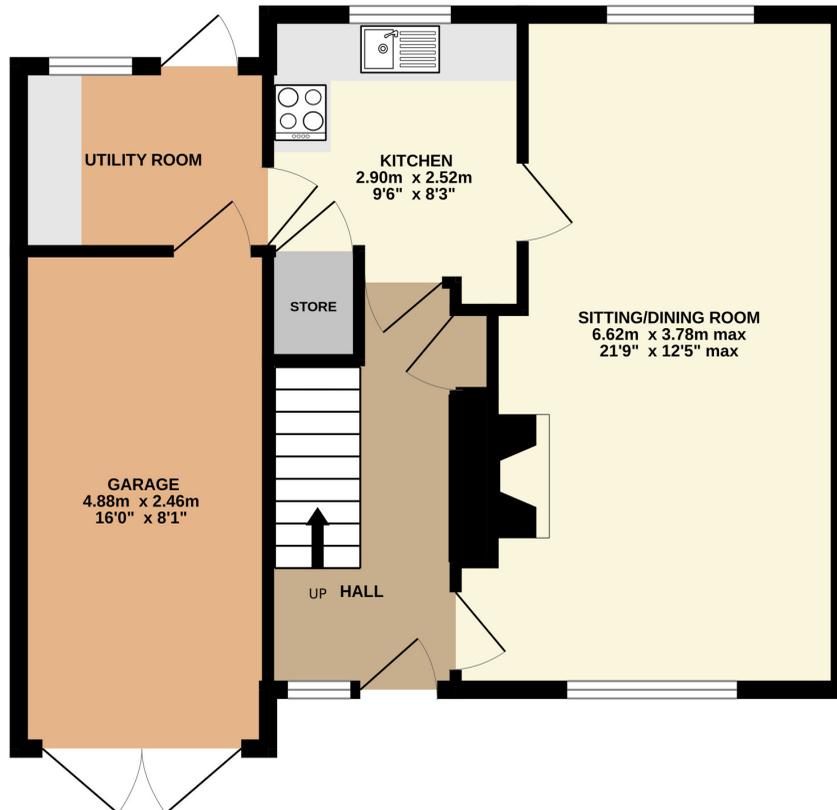
Service: the property is connected to mains water, drainage, electricity and gas. The heating system currently fitted is gas fired central heating with a combination boiler.

## POINTS OF INTEREST

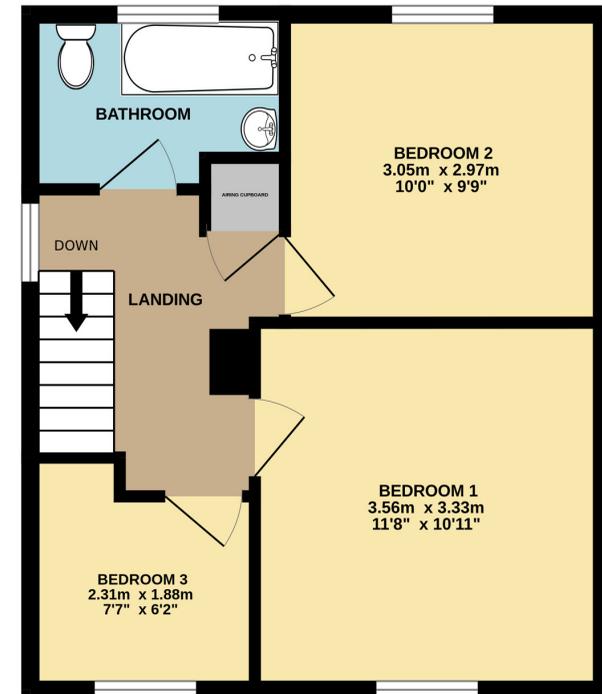
- Link Detached House
- Three Bedrooms
- Cul De Sac Location
- 21' Sitting/Dining Room
- Block Paved Driveway & Garage
- Fitted Kitchen
- Utility Room
- Family Bathroom
- Good Sized Rear Garden



GROUND FLOOR  
52.7 sq.m. (567 sq.ft.) approx.



1ST FLOOR  
37.2 sq.m. (400 sq.ft.) approx.



TOTAL FLOOR AREA : 89.8 sq.m. (967 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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