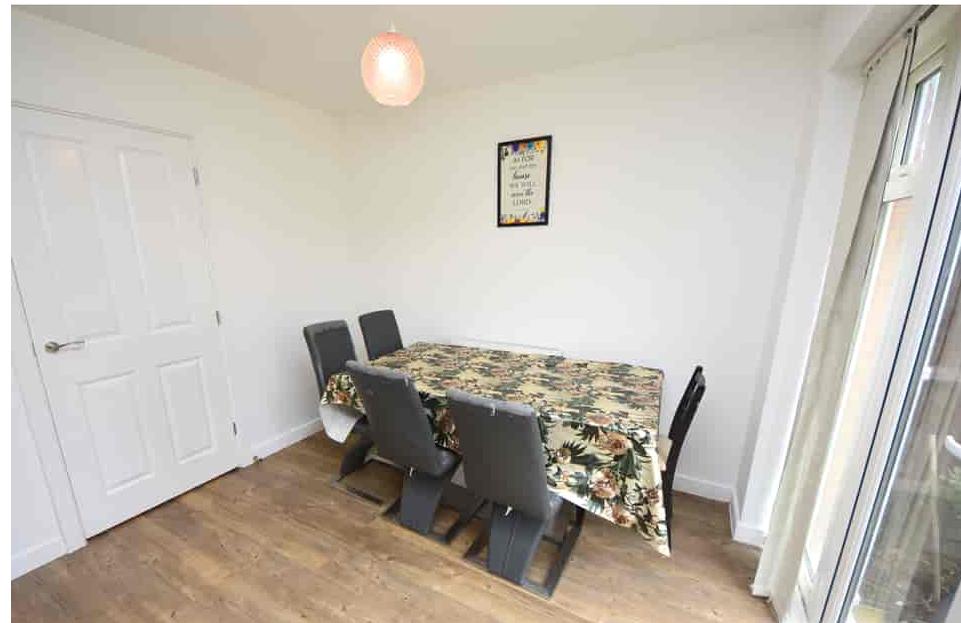




MAXWELLS



**9 Lawrence Close, Banbury, Oxfordshire. OX16 2DR**  
**Guide Price £347,000 - Freehold**



## PROPERTY DESCRIPTION

Built in 2021, this lovely three bedroom semi detached family home is located on a residential cul de sac and is extremely energy efficient with an EPC rating of B.

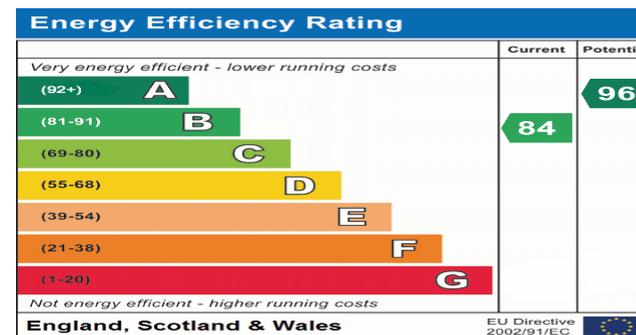
The house is set back from the road with a garden laid to lawn and block paved parking for two cars. A pathway leads to the front door and a timber gate providing pedestrian access to the rear garden. From the hallway are stairs rising to the first floor landing and doors opening to all ground floor accommodation. The sitting room is a generous space with two double glazed windows providing plenty of natural light. The kitchen / dining room is situated on the rear of the house with double glazed French doors leading to the garden and a double glazed window. The kitchen area is fitted with a comprehensive range of cabinets with worktops over and a selection of fitted appliances.

From the first floor landing are doors opening to all bedrooms, the family bathroom and access to the loft void. The master bedroom is a good sized double room with a double glazed window and en suite shower room. The second bedroom is also a generous double room while bedroom three is a good single bedroom. The family bathroom is fitted with a white, 3 piece suite and double glazed window.

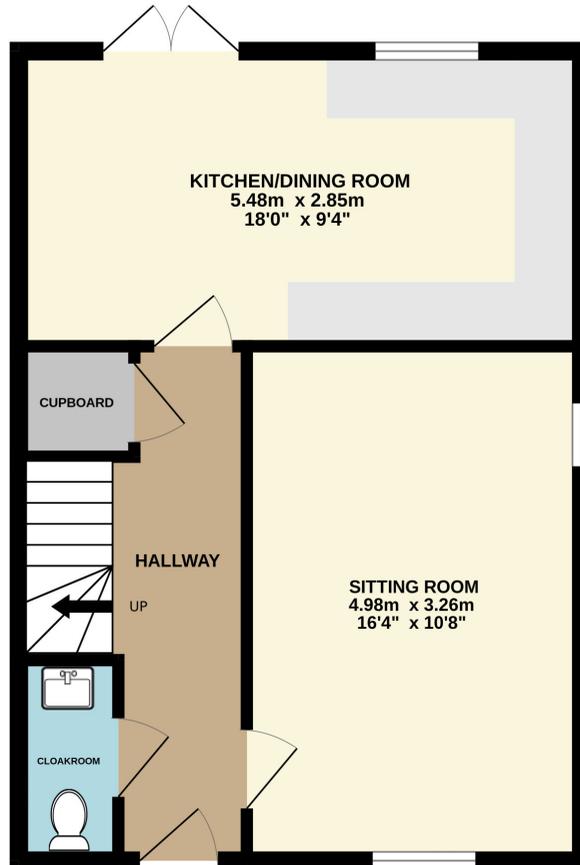
The rear garden is laid mainly to lawn and enclosed by timber fencing.

## POINTS OF INTEREST

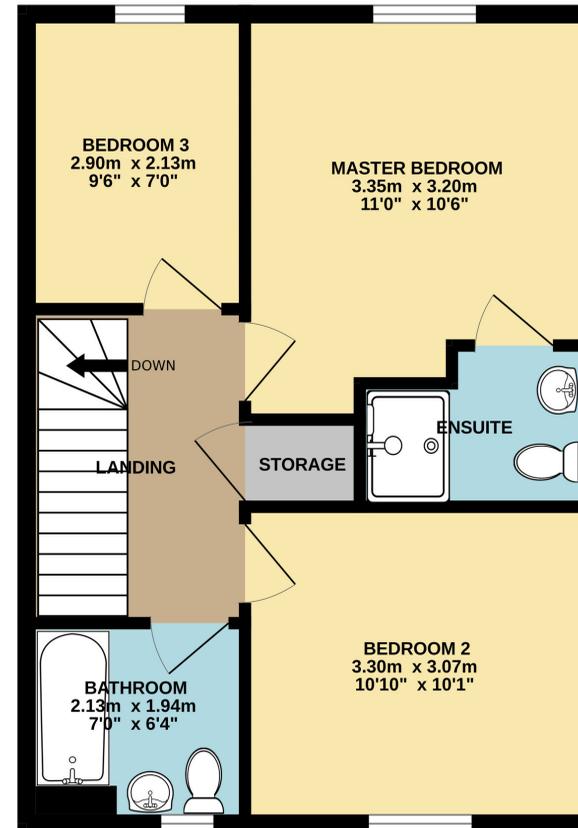
- Built in 2021
- Very Energy Efficient EPC Rating Of B
- Large Kitchen Dining Room
- Sitting Room
- Master Bedroom with En suite
- Two Further Bedrooms
- Family Bathroom
- Cloakroom
- Allocated Parking for Two Cars
- Enclosed Rear Garden



**GROUND FLOOR**  
43.0 sq.m. (462 sq.ft.) approx.



**1ST FLOOR**  
42.7 sq.m. (460 sq.ft.) approx.



TOTAL FLOOR AREA : 85.7 sq.m. (922 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.  
Made with Metropix ©2026

