



ROUND & JACKSON  
ESTATE AGENTS





**A well presented and spacious three-bedroom detached house with a private rear garden and single garage occupying a corner plot, conveniently located on this popular development in easy reach of amenities and schooling. Available for sale with no onward chain.**

#### The Property

9 Griffith Road, Banbury is a spacious and well presented three bedroom, detached family home which occupies a generous corner plot and is pleasantly located on the popular Hanwell Fields development close to amenities and schooling. The accommodation is arranged over two floors and is well laid out. On the ground floor there is an entrance hallway, cloakroom/W.C., kitchen, dining room and a large dual aspect sitting room. On the first floor there is a central landing with three double bedrooms with an en-suite shower room to the master and a family bathroom. Outside of the property to the side, there is a single garage with a driveway for one vehicle directly in front and the property benefits from having lawned gardens to the front and sides.

We have prepared a floorplan to show the room sizes and layout. Some of the main features include:

#### Entrance Hallway

Main door to the front, stairs rising to the first floor and doors to all ground floor accommodation.

#### Kitchen

Fitted with a range of shaker style cabinets with base units and drawers, work surfaces over and tiled splashbacks and flooring. There is a one and a half bowl sink and draining board, space and plumbing for a washing machine, dishwasher and freestanding fridge/freezer and an integrated double oven with a four ring gas hob above and an extractor hood over. There is a window to the front aspect and door leading to the garden.

#### Dining Room

With ample space for dining furniture and double doors leading to the garden.

#### Cloakroom/W.C

Fitted with a W.C. and wash hand basin.

#### Sitting Room

A large dual aspect sitting room with a box Bay window to the front and window to the side and a useful understairs storage cupboard.

#### First Floor Landing



With a window to the rear aspect, doors to all first floor accommodation, hatch to the loft space and an airing cupboard which houses the hot water cylinder.

#### Bedroom One & En-Suite

A spacious L shaped double bedroom with a window to the rear aspect and built in wardrobes. There is a door to the en-suite which is fitted with a modern double shower cubicle, W.C. and wash hand basin.

#### Bedroom Two

A double bedroom with a window to the side aspect.

#### Bedroom Three

A small double bedroom with a window to the side aspect.

#### Family Bathroom

Fitted with a modern white suite comprising a panelled with, W.C., wash hand basin and a window to the rear aspect.

#### Garage & Parking

To the side of the property there is a single garage with an up and over door to the front. There is a driveway in front which provides off road parking for one vehicle.

#### Outside



The property occupies a generous corner plot with a lawned front garden which wraps around to the left hand side. The main area of garden is located to the right hand side adjacent to the garage and is predominantly laid to lawn, a raised flower bed and a patio seating area adjoining the house and gated access to the parking and garage.

#### Situation

Banbury is conveniently located only 2 miles from junction 11 of the M40 putting Oxford (22 miles), Birmingham (43 miles), London (78 miles) and of course the rest of the motorway network within easy reach. There are regular trains from Banbury to London Marylebone (55 mins) and Birmingham Snow Hill (55mins). Birmingham International airport is 42 miles away for UK, European and New York Flights. Some very attractive countryside surrounds the Town and many places of historical interest are within easy reach. Hanwell Fields is an established and popular modern development which is located on the northern outskirts of the town. There are many amenities close by which include primary and secondary schooling, The Hanwell Arms public house, a Co-Op mini supermarket and an Indian restaurant. There is also a large parkland area which has some lovely views and walks.

#### Directions

From Banbury Cross head in a northerly direction on the A423 Southam Road, on reaching the Tesco roundabout take the second exit, straight over. Follow the road for around half a mile and then turn left, first exit, at the next roundabout onto Dukes Meadow. Follow this road and turn left into Lapsley Drive at the first roundabout. Continue for approximately 300 yards and turn left into Griffith Road where the property will be found on your left hand side on the corner position.

#### Services

All mains' services connected. The gas fired boiler is located in the kitchen.

#### Local Authority

Cherwell District Council. Tax band D.

#### Tenure

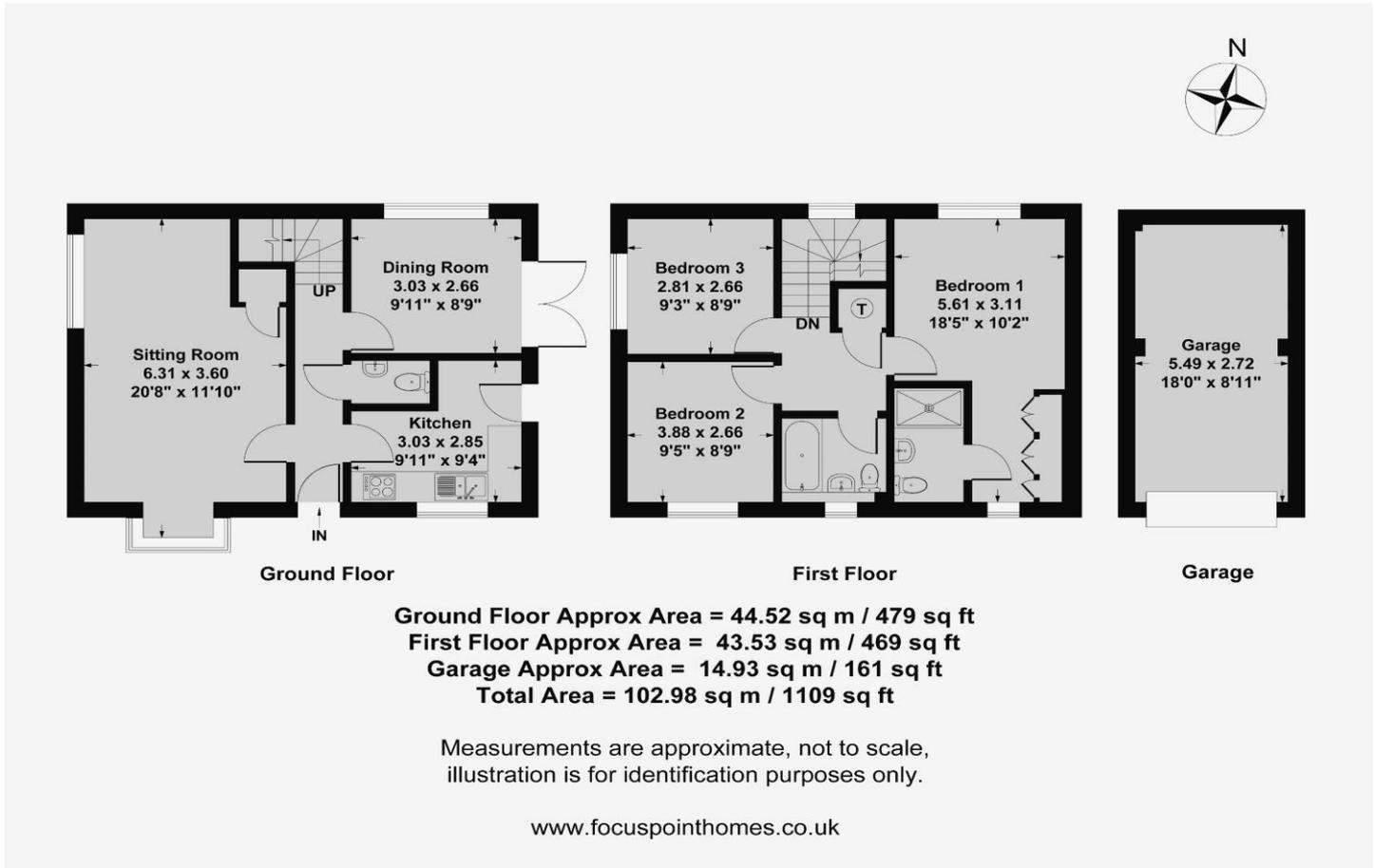
A Freehold property

#### Viewing arrangements

Strictly by prior arrangement with Round & Jackson

**Asking Price: £355,000**





Score	Energy rating	Current	Potential
92+	A		
81-91	B		87 B
69-80	C	73 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

**IMPORTANT NOTE TO PURCHASERS:** We endeavour to make our sales particulars accurate and reliable, however, they do not constitute or form part of an offer or any contract and none is to be relied upon as statements of representation or fact. The services, systems and appliances listed in this specification have not been tested by us and no guarantee as to their operating ability or efficiency is given. All measurements have been taken as guide to prospective buyers only, and are not precise. If you require clarification or further information on any points, please contact us, especially if you are travelling some distance to view.

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