



42 Longford Park Road  
Banbury | OX15 4FU



ROUND & JACKSON  
ESTATE AGENTS

# A well proportioned three bedroom property in a pleasant plot with an enclosed garden, plenty of parking, garage and outlooks across open land.

MODERN PROPERTY | OUTLOOKS OVER PARKLAND AND SCHOOL FIELDS | SPACIOUS KITCHEN/DINING ROOM | SITTING ROOM WITH DOORS TO PRIVATE GARDEN | THREE BEDROOMS | TWO BATHROOMS AND A CLOAKROOM | GARAGE AND PARKING | DOUBLE GLAZING | GAS CENTRAL HEATING | EXCELLENT PRESENTATION THROUGHOUT |

£310,000 Freehold

## The Property

42 Longford Park Road is one of the best of its type within the development. It is positioned adjacent to the school fields with views across the eco park and paddock land. The accommodation is very well presented and well proportioned and offers lots of natural light throughout. The accommodation comprises an entrance hall with a light tiled flooring and a spacious cloakroom and doors to the two main rooms. The kitchen/dining room is fitted with a range of stylish white gloss cabinets with oak effect surfaces and integrated appliances. There is plenty of space for a table and chairs and lots of light from the triple aspect windows, the room is fitted with natural coloured floor tiles and recessed lighting. The sitting room features a window to the front and french doors opening to the garden. To the first floor the main bedroom offers a pleasant double aspect with views across the fields and it leads to the smart ensuite shower room. Bedroom two is a good sized double, again with a double aspect and bedroom three is a good sized single room. There is a pleasant family bathroom with a modern white suite. The walled garden is a particular feature and it offers a good degree of privacy. It comprises a large patio, lawn area and flower beds. Gated access leads to the parking area where there is space for 2 or 3 cars and access to the single garage. The property is fitted with gas central heating and double glazing throughout and benefits from the remainder of the NHBC Guarantee.

## Directions

From Banbury town centre proceed South via the Oxford Road towards Bodicote. After approximately 1.5 miles turn left before the flyover where sign posted for Bodicote. At the roundabout take the second exit onto Longford Park Road.

## Situation

Longford Park is a popular modern development on the edge of the village of Bodicote and within easy reach of Banbury. Within the development there is a primary school, play areas, and access to the eco park where there are some beautiful views and walks. 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 (51 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.

## Services

All mains services connected. Boiler located in the kitchen.

## Local Authority

Cherwell District Council. Council tax band D.

## Viewings

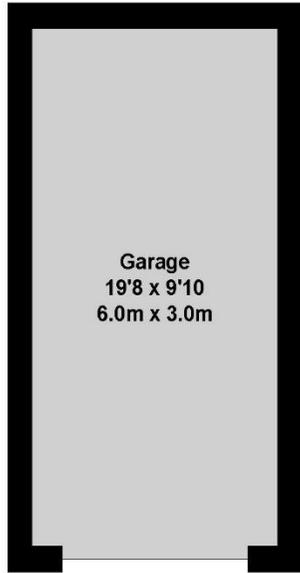
Strictly by prior arrangement with Round & Jackson.



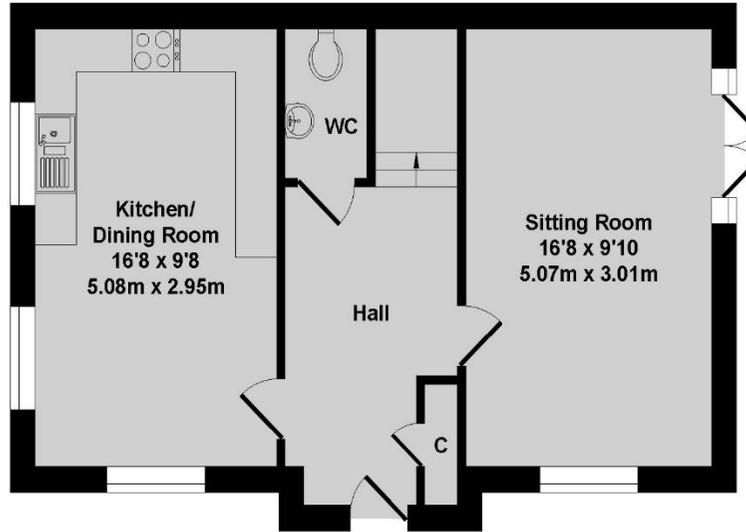
Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	<b>A</b>		95
(81-91)	<b>B</b>	83	
(69-80)	<b>C</b>		
(55-68)	<b>D</b>		
(39-54)	<b>E</b>		
(21-38)	<b>F</b>		
(1-20)	<b>G</b>		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	



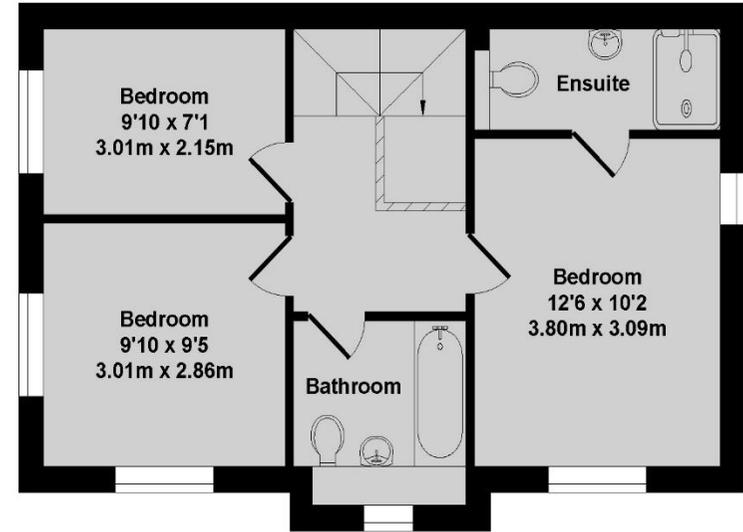
Garage  
 Approx. Floor  
 Area 194 Sq.Ft.  
 (18.0 Sq.M.)



Ground Floor  
 Approx. Floor  
 Area 462 Sq.Ft.  
 (42.90 Sq.M.)



First Floor  
 Approx. Floor  
 Area 462 Sq.Ft.  
 (42.90 Sq.M.)



**Total Approx. Floor Area 1118 Sq.Ft. (103.80 Sq.M.)**

All items illustrated on this plan are included in the "Total Approx Floor Area"

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 no responsibility is taken for any error, omission, or misstatement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The Services Systems and appliance shown have not been tested and no guarantee as to their operability or efficiency can be given.

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