



30 Griffith Road, Banbury, Oxon OX16 1EE
£379,950

Stanbra
Powell

Estate Agents
Valuers
Property Lettings

Spacious five bedroom detached family home

**Entrance hallway | Cloakroom | Living room | Dining room |
Kitchen/Breakfast room | Conservatory | Five double
bedrooms, en-suite to master | Two bathrooms | Garage |
Pleasant rear garden | Good size driveway | Double glazing |
Gas central heating | No onward chain**

Located at the end of this quiet cul-de-sac is this spacious five bedroom detached family home located on the popular Hanwell Fields estate in Banbury. The property benefits from generous living accommodation including living room, dining room and kitchen/breakfast room as well as a conservatory. The property also benefits from three bathrooms, pleasant rear garden, driveway for approximately four vehicles and a garage. Offered with no upward chain. Viewing highly recommended.

Ground Floor

Access via double glazed door to;

Entrance hall: Laminate wood flooring. Stairs rising to first floor. Radiator. Doors to ground floor accommodation.

Cloakroom: White suite comprising of low level WC, wash hand basin with Mosaic tile splashback. Vinolay flooring. Radiator.

Living room: Dual aspect living room with UPVC double glazed bay window to front aspect. Two radiators. Space for electric fire with marble effect surround. Laminate wood flooring. UPVC double glazed doors opening into;

Conservatory: Built of brick and UPVC construction with polycarbonate roof. Windows overlooking rear garden. Double doors opening onto decking area. Tiled floor.

Dining room: UPVC double glazed bay window to front aspect. Radiator.

Kitchen/breakfast room: Modern kitchen with a range of base and eye level units. Roll top work surface. Space for washing machine. Space for tumble dryer. Built-in stainless steel sink unit. Built-in dishwasher. Built-in double oven and four ring gas hob with extractor over. Mosaic tile splashback. Separate built-in stainless steel sink in utility area. UPVC double glazed window overlooking rear garden. Double glazed door opening onto rear garden. Sunken spotlights.

First Floor

Landing: Cupboard housing hot water tank. Radiator. Doors to first floor accommodation. UPVC double glazed window to front aspect. Stairs rising to second floor.

Master bedroom: Double room with UPVC double glazed window to front aspect. Radiator. Built-in wardrobes. Door to;

En-suite: White suite. Double shower cubicle with shower over. Low level WC. Wash hand basin. Radiator. Frosted double glazed window to rear aspect. Vinolay flooring.

Bedroom four: Double room with UPVC double glazed window overlooking rear garden. Radiator.

Bedroom five: Double room with UPVC double glazed window to front aspect. Radiator.

Family bathroom: Three piece white suite comprising of low level WC, wash hand basin, panelled bath. Tile splashbacks. Vinolay flooring. Radiator. UPVC double glazed frosted window to rear aspect.

Second Floor

Landing: Access to loft. Radiator. Doors to second floor accommodation.

Bedroom two: Double room. UPVC double glazed window to front aspect. Radiator.

Bedroom three: Double room. UPVC double glazed window to front aspect. Radiator.

Shower room: Three piece white suite comprising of low level WC, wash hand basin and single shower cubicle. Velux window. Radiator. Tile splashbacks. Vinolay flooring.

Outside

Front: Tarmac **driveway** for approximately three/four vehicles. Enclosed by trees and railings.

Rear garden: West facing. Large decking area. The rest of the garden is laid to lawn with flower and shrub borders. Enclosed by timber panel fencing. Outside tap.

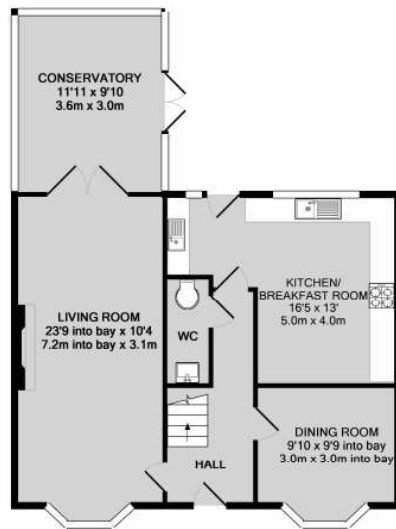
Side: Area mostly laid to shingle. Pathway to side gate. Leading to detached **single garage** measuring 9'4 x 17'4. Personal double glazed door. Metal up and over door for vehicular access. Power and light connected. Storage into roof space.

Services: All. **Council Tax:** E

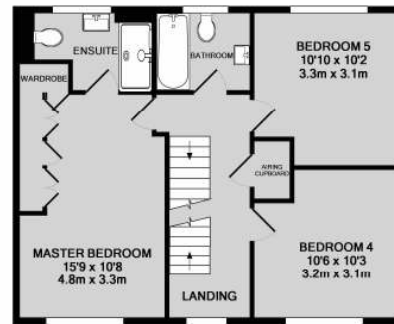
Directions: From Banbury Cross proceed north along North Bar and at the main set of traffic lights continue over onto the Southam Road and continue on the Southam Road as if leaving Banbury. At the large roundabout take the left turn, continue on this road and at the next roundabout turn left into Lapsley Drive and along this road and left into Griffith Road follow the road round to the left and the property can be found on the right hand side.



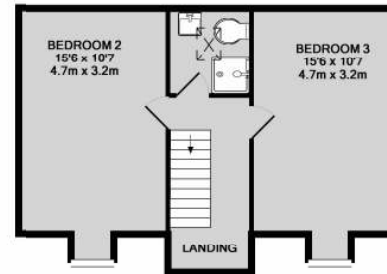




GROUND FLOOR
APPROX. FLOOR
AREA 875 SQ.FT.
(81.3 SQ.M.)

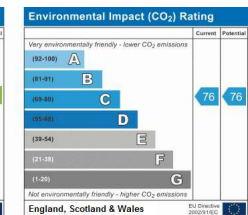
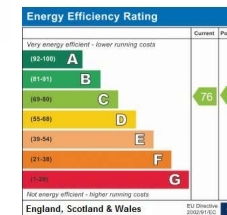


1ST FLOOR
APPROX. FLOOR
AREA 564 SQ.FT.
(52.4 SQ.M.)



2ND FLOOR
APPROX. FLOOR
AREA 442 SQ.FT.
(41.1 SQ.M.)

TOTAL APPROX. FLOOR AREA 1881 SQ.FT. (174.7 SQ.M.)
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. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Important Agent's Note All services throughout the property are Any applicants must satisfy themselves with the condition of any central systems, fitted gas fires, showers or any other installations (where Also all measurements should be taken as approximate, although every care taken in their accuracy. These details contained hereon are for purposes only and do not form the basis of a

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