



2 Mayfield Road, Banbury, Oxon OX16 9DW  
£495,000

**Stanbra  
Powell** | Estate Agents  
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Property Lettings





## *An extremely well presented and extended three bedroom detached bungalow*

**Entrance porch | Entrance hallway | Extended living room | Kitchen/breakfast room | Utility room | Cloakroom | Garage storage | Three bedrooms | Refitted shower room | South facing aspect, good size corner plot rear garden | Driveway | Gas central heating | Double glazing**

Located in the ever popular Timm's development on the south side of Banbury is this impressive detached bungalow. The property benefits from a large refitted kitchen/breakfast room with bi-fold doors opening onto garden, extended living room, utility room, cloakroom, refitted shower room, three good size bedrooms. The property is presented in excellent condition throughout and has the further benefit of a good size south facing corner plot garden. Viewing is highly recommended.

### Accommodation

Entrance via composite door to **entrance porch**. Radiator. Laminated wood flooring. Sunken spotlights. Double glazed door to entrance hallway.

**Entrance hall:** Radiator. Access to loft via pull down ladder, the loft is partly boarded with two Velux windows and a light. Airing cupboard housing hot water tank. Doors to all accommodation.

**Living room:** Good size room which has been extended by the current owners with UPVC double glazed window to front aspect. Radiator. Sunken spotlights. Single glazed doors through to kitchen.

**Kitchen/breakfast room:** Refitted modern kitchen. Minerva worktop. John Lewis kitchen. Central island with multiple cupboards and Minerva worktop. Breakfast bar. Built-in appliances include Neff double oven, Bosch dishwasher, sink unit and Neff 4 ring induction hob with ceiling fitted extractor. Sunken spotlights. Minerva splashback. UPVC double glazed window to front aspect. Amtico flooring. Plenty of space for table and chairs. Double glazed bi-fold doors opening the full width of the kitchen onto the rear patio area. Radiator and vertical radiator.

**Utility room:** Storage cupboards. Space and plumbing for washing machine and dryer. Built-in sink unit. Vertical radiator. Access to further loft. UPVC double glazed door leading to garden.

**Cloakroom:** Two piece refitted white suite comprising of low level WC and wash handbasin with storage cupboard underneath. Heated towel rail. Further storage cupboards. UPVC obscured double glazed window to rear aspect. Sunken spotlights.

From utility door to garage. **Garage** has electric roller door. Wall mounted Glow worm boiler installed in 2022. Access to fully boarded loft space.

**Bedroom one:** Good size double bedroom with UPVC double glazed window overlooking rear garden. Radiator. Built-in double wardrobe.

**Bedroom two:** Two UPVC double glazed windows to front and side aspects. Radiator.

**Bedroom three:** Good size double bedroom with two UPVC double glazed windows overlooking rear garden. Radiator.

**Refitted spacious shower room:** Three piece white suite comprising of low level WC, wash handbasin with built-in storage underneath, large double shower cubicle with rainfall shower and separate shower head over, Aqualisa shower system. Fully tiled walls. Specialist bathroom laminate wood flooring. Heated towel rail. Obscured UPVC double glazed window to rear aspect.

### Outside

**Front: Driveway** for approximately three/four vehicles. Driveway is partly block paved and shingled. Pathway to front door, leading through to gated side access. Electric car charging point. Low level dwarf walls on all sides.

**South facing rear garden:** Large patio area. Shed. Outside tap. Outside power points. Side access via narrow gate. The rest of the garden is mostly laid to lawn with raised flower bed enclosed by sleepers. The lawn continues through to the side of the property, paved pathway. Secondary gated access which is normal width to the right of the property. The garden is enclosed by close board fencing. Outside lights.

**Services:** All Council Tax Banding: D  
**Authority:** Cherwell District Council  
**Directions:** From Banbury Cross proceed south along South Bar and onto the Oxford Road. Continue on this road and just past Sainsbury's Superstore take the right turn into Grange Road, first left into Timms Road and at the T-junction turn right into Beaconsfield Road and immediately left into Mayfield Road.







**TOTAL APPROX. FLOOR AREA 1299 sq.ft. (120.70 sq.m.) 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. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.



**Important Agent's Note** All services throughout the property are untested. Any applicants must satisfy themselves with the condition of any central heating systems, fitted gas fires, showers or any other installations (where applicable). Also all measurements should be taken as approximate, although every care is taken in their accuracy. These details contained hereon are for information purposes only and do not form the basis of a contract.

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