

*Russell & Butler*

independent estate agents

1 West Street, Buckingham, Buckinghamshire, MK18 1HL

OPEN 7 DAYS A WEEK

t: 01280 815999 e: [sales@russellandbutler.com](mailto:sales@russellandbutler.com)



*Russell  
&  
Butler*

## 6 Yew Tree Close, Banbury, OX17 2SU

### Asking Price £420,000.00 Freehold

Situated in this sought after village location and gives easy access to local facilities including The Chenderitt School. We are pleased to offer this 4 bedroom detached family home that has been altered by the current owners to provide versatile family accommodation. The accommodation briefly comprises: Entrance Hall, Cloakroom, Reception room, Open plan Kitchen/Living room, 4 bedrooms Ensuite to master bedroom and family bathroom. The property benefits further from off road parking and a single detached garage.



### **Entrance**

Door to:

### **Entrance**

Covered storm porch, Door with glazed panel to :

### **Entrance Hall**

Giving access to ground floor accommodation, stairs rising to first floor, under stairs storage cupboard. Central heating thermostat. Radiator.

### **Reception Room**

9' 7" x 8' 7" (2.93m x 2.61m + Bay)

Box bay replacement Uvpc double glazed window to front aspect. Coving to ceiling.

### **Cloakroom**

6' 1" X 3' 0" (1.87m X 0.92m)

A white suite of Low Level W.C, Wall mounted wash hand basin. Tiled splash back. Radiator. Opaque replacement double glazed window to front aspect.

### **Open Plan Living/Kitchen/Diner**

26' 8" x 10' 7" (8.12m x 3.22m)

Kitchen Area

A fitted kitchen comprising inset Belfast sink with storage under. A further range of base and eye level units providing work and storage space. Five ring gas hob with extractor hood over and stainless steel splashback. Pan drawers. Integrated double oven. Plumbing for dishwasher, breakfast bar. Travertine flooring with under floor heating, Replacement Uvpc double glazed window to rear aspect.

Living Area

Having the advantage of sliding patio doors to patio and rear garden. Replacement Uvpc double glazed window to rear aspect. T.V point. Spot light lighting. Travertine flooring with underfloor heating.

### **Utility**

5' 0" x 6' 2" (1.52m x 1.87m)

Inset stainless steel single drainer sink unit with monobloc mixer tap, cupboard under, A further range of base and eye level units providing work and storage space. Plumbing for automatic washing machine and space for tumble dryer. Cupboard housing gas fired boiler supplying both domestic hot water and radiator central heating, Travertine flooring. Sealed unit double glazed door to side aspect.

### **First Floor Landing**

Access to loft space. Airing cupboard housing insulated water tank, linen storage space.

### **Bedroom One**

11' 9" X 10' 9" (3.60m X 3.28m)

TV point. Radiator. Replacement Uvpc double glazed window to rear aspect.

### **En-Suite**

A white suite of fully tiled shower cubicle with shower as fitted. Low level W.C. Corner wash hand basin with mixer tap. Full and half height complimentary ceramic tiling to water sensitive areas. Opaque replacement double glazed window to side aspect.

### **Bedroom Two**

11' 7" x 8' 9" (3.52m x 2.66m)

Radiator. Replacement Uvpc double glazed window to rear aspect.

### **Bedroom Three**

9' 11" x 7' 11" (3.02m x 2.42m)

Single panel radiator, Replacement double glazed window to front aspect.

### **Bedroom Four**

8' 4" x 6' 8" (2.53m x 2.02m)

Single panel radiator. Replacement Uvpc double glazed window to rear aspect.

### **Family Bathroom**

8' 11" X 4' 11" (2.73m X 1.50m)

A white suite of panel bath with mixer tap shower attachment. Low level W.C. Pedestal wash hand basin. Full and half height complimentary ceramic tiling to water sensitive areas. Towel radiator. Extractor unit. Opaque replacement Uvpc double glazed window to side aspect.

### **Outside**

#### **Front Garden**

Pathway to property entrance and driveway providing off road parking leading to the garage.

#### **Rear Garden**

The rear garden is laid mainly to lawn with flower and shrub borders. Raised decked area. Paved patio area. Enclosed by stone walling and timber fencing. Gated side access.

#### **Please Note**

All mains services connected. EPC Rating: C Council Tax Band: E

#### **N.B.**

Measurements on floor plan are approximately due to amongst other things wall thickness etc. These are therefore not to be relied on.

#### **Mortgage Advice**

If you require a mortgage, we highly recommend that you speak to our Independent Mortgage Adviser Clare Jarvis. Clare is associated with Mortgage Advice Bureau which is one of the largest and best broker firms in the country, having access to the whole of market and due to the volume of mortgages they place often get exclusive rates not available to others too. Please contact us for further information.





*Russell  
&  
Butler*  
independent  
estate agents



All measurements are within 3 inches. Russell & Butler have not tested any apparatus, equipment, fixtures or services and it is in the buyer's interest to check the working condition of any appliances. These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

Visit us online: [www.russellandbutler.com](http://www.russellandbutler.com)

