



15 Smythe Road, Banbury, Oxon OX16 1HL  
£375,000

**Stanbra**  
**Powell** | Estate Agents  
Valuers  
Property Lettings



*An immaculately presented double fronted three bedroom semi detached modern home on a development north of Banbury close to local shops and schools, offered with no onward chain.*

**Entrance porch | Cloakroom | Living room | Dual aspect kitchen/breakfast room | Utility room | Master bedroom with en-suite | Two further bedrooms | Family bathroom | Rear garden | Parking**

#### Ground Floor

Pitched roof tiled storm porch.  
Obscured part double glazed door to entrance hall.  
Tiled flooring running through the whole of the ground floor.

**Entrance hall:** Storage cupboard for shoes and coats.  
Stairs rising to first floor. Understairs storage cupboard.  
Radiator. Doors leading to living room, kitchen/breakfast room and cloakroom.

**Cloakroom:** White suite comprising of low level WC and pedestal wash handbasin with mixer taps and tile splashbacks. Radiator.

**Dual aspect kitchen/breakfast room:** Dining area has double glazed window to front, radiator. Ample space for dining table. Kitchen area with double glazed window overlooking rear garden. Fitted with a range of high gloss base and wall mounted units with work surface over. One and a half stainless steel sink unit with mixer taps. Integrated oven, hob and extractor with stainless steel splashback. Integrated fridge and freezer. Integrated dishwasher. Downlights. Radiator. Door through to utility.

**Living room:** Double glazed window to front aspect.  
Double glazed patio doors onto rear garden. Radiators.

**Utility:** Part glazed door to rear garden. Fitted with the same high gloss base and wall mounted units with work surface over. Integrated washer/dryer.

#### First Floor

All of the first floor is carpeted except for the bathroom and en-suite.

**Spacious landing:** with large window overlooking rear garden. Radiator. Access to loft.

**Master bedroom:** Double glazed window to front aspect. Floor to ceiling built-in wardrobe with sliding mirrored doors. Radiator. Door leading to en-suite.

**Spacious en-suite:** Obscured double glazed window to front aspect. Walk-in double shower cubicle with mixer shower over, sliding doors and fully tiled splashback. Low level WC. Wall mounted wash handbasin with mixer taps and part tiled splashbacks. Tiled flooring. Downlights.

**Bedroom two:** Double bedroom with double glazed window to front aspect. Radiator.

**Bedroom three:** Comfortable single bedroom with double glazed window overlooking rear garden. Radiator.

**Family bathroom:** Obscured double glazed window to rear aspect. Modern white suite comprising of panelled bath with mixer taps and mixer shower over, glass splashback screen. Fully tiled splashbacks. Low level WC. Wash handbasin with mixer taps and part tiled splashback. Radiator. Tiled flooring.

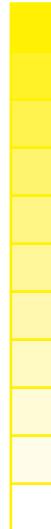
#### Outside

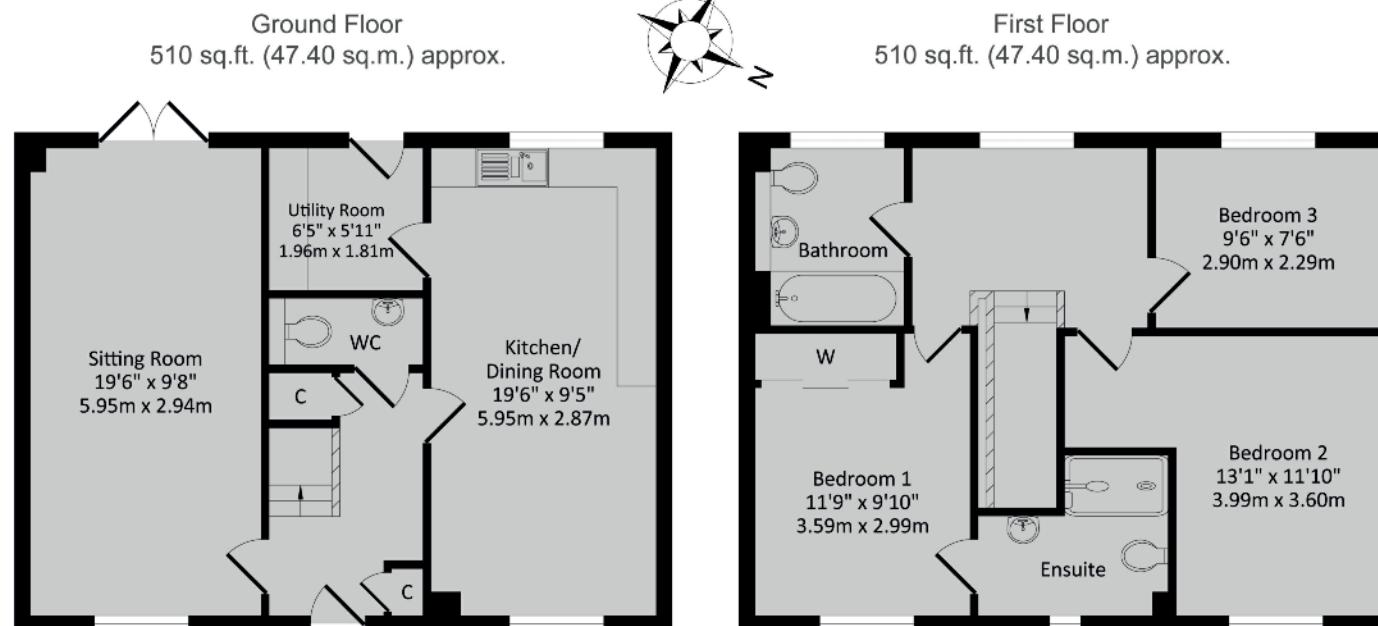
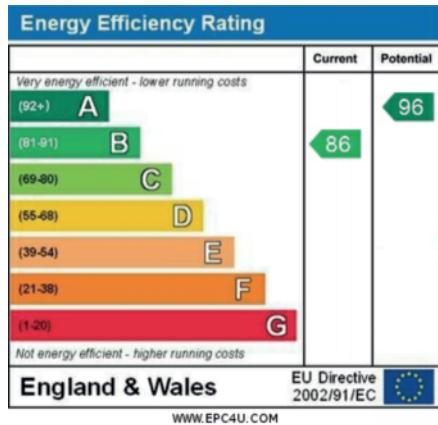
**Rear garden:** Enclosed by panel fencing to three sides. Small paved patio area leading to paved patio walkway to the side of the property offering gated side access. Area for bin storage. Paved patio area leading to hardstanding for shed. The remainder is laid to lawn. Outside tap. Security light.

**Front:** Two parking spaces in front of the property. Paved pathway leading to front door. Paved pathway across the front and leading to front door and leading along to side gate giving access to rear. Predominately laid to lawn and hedge borders to boundary.

Services: All      Council Tax Banding: C  
Authority: Cherwell District Council







**TOTAL APPROX. FLOOR AREA 1020 sq.ft. (94.80 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.

Viewing: Through appointment with Stanbra Powell



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