



25 High Acres, Banbury, Oxon OX16 9SL
£399,950

**Stanbra
Powell** Estate Agents
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Property Lettings





A four bedroom detached family home located in a popular cul-de-sac, close to many amenities.

**Entrance hallway | Cloakroom | Kitchen/dining/family room
| Good size living room | Four well-proportioned bedrooms
| Family bathroom | Rear garden | Driveway | Single garage**

Located in a quiet cul-de-sac on the Cherwell Heights development is this four bedroom detached family home. The property is within easy access of the railway station, town centre, schools and other amenities. The property benefits from an L-shaped kitchen/dining/family room, large living area, four well-proportioned bedrooms, pleasant rear garden, ample parking and a single garage.

Ground Floor

Access via UPVC double glazed door to entrance hallway.

Entrance hallway: Laminate flooring. Storage cupboard.

Cloakroom: White suite comprising of low level WC and wash handbasin. Tiling to splashback areas. UPVC double glazed obscured window to side aspect. Built-in cupboards.

Living room: Excellent size room with large UPVC double glazed windows to front and side aspects. Log burner. Radiator.

Kitchen/dining/family room: Kitchen with a range of base and eye level units. Laminate worktop. Built-in sink unit. Built-in cooker with 4 ring induction hob, extractor hood above. Space for slim-line dishwasher and washing machine. Tiling to splashback areas. Wall mounted fuse box. Tiled flooring. UPVC double glazed window overlooking rear garden.

Dining area with space for full size fridge/freezer. Radiator. Understairs storage cupboard. Opening into family area/conservatory.

Family area: Radiator. UPVC double glazed windows on all sides. Polycarbonate roof. UPVC double doors opening onto rear patio.

First Floor

Landing: Access to loft. UPVC double glazed window to side aspect. Airing cupboard housing hot water tank.

Bedroom one: Good size bedroom with UPVC double glazed window to front aspect. Radiator.

Bedroom two: UPVC double glazed window overlooking rear garden. Radiator.

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

Bathroom: Refitted three piece white suite comprising of low level WC, wash handbasin and panelled bath with rainfall shower head and separate shower attachment over. Fully tiled walls. Heated towel rail. UPVC double glazed obscured window to side aspect.

Bedroom four: Single bedroom with UPVC double glazed window overlooking rear garden. Radiator.

Outside

Rear garden: Paved patio area, the rest of the garden is mostly laid to lawn enclosed by timber panel fencing. Gated side access.

Single brick built garage with metal up and over door. Power and light connected. UPVC double glazed door to garden.

Front: Block paved driveway for three/four vehicles, the rest is laid to lawn.

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

Directions: From Banbury Cross proceed south on the Oxford Road, passing the Horton General Hospital and at the traffic lights turn left into Hightown Road. Follow this road down, taking the right turn into Bankside and High Acres is on the right hand side.

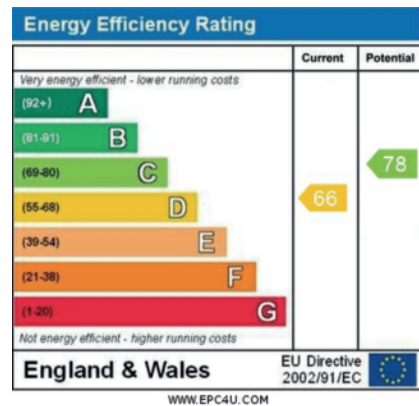




Garage
 144 sq.ft. (13.40 sq.m.) approx.

Ground Floor
 621 sq.ft. (57.70 sq.m.) approx.

First Floor
 516 sq.ft. (47.90 sq.m.) approx.



TOTAL APPROX. FLOOR AREA 1281 sq.ft. (119.0 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.

5/6a Horsefair, Banbury,
 Oxon OX16 0AA
 t: 01295 221100
 e: post@stanbra-powell.co.uk

stanbra-powell.co.uk



Viewing: Through appointment with Stanbra Powell

