



21 Woodgreen Avenue, Banbury, Oxon OX16 0AT  
£300,000 Freehold

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





*Extremely well-presented three bedroom end of terrace home with a large garden.*

Entrance hallway | Living room | Refitted kitchen/dining room  
| Three good sized bedrooms | Refitted bathroom | Extremely large rear garden

Located within an easy walking distance of many amenities including shops and schools is this very well presented three bedroom end of terrace property presented in good order throughout with a refitted kitchen and bathroom.

### Ground Floor

Entrance via UPVC double glazed door under a covered porch area leads to the hallway.

**Entrance hallway:** Laminate wood flooring. Stairs rising to first floor. Cupboard housing fuse box. Door leads to the living room.

**Spacious living room:** UPVC double glazed sliding patio door leading out to the rear garden. Laminate wood flooring. Two radiators. Log burner. Door leads through into the refitted kitchen.

**Refitted kitchen/dining room:** Fitted approximately four years ago by the current owners. Range of grey base and eye level units with Quartz worktop and built-in appliances, including oven, 5 ring gas hob with extractor hood above and sink unit with built-in drainer. UPVC double glazed window to front aspect. Space and plumbing for washing machine and large American-style fridge freezer. Radiator. Sunken spotlights. Large understairs storage cupboard. Cupboard housing Worcester boiler fitted in 2025. UPVC double glazed door leading to side passageway and UPVC double glazed window overlooks the rear garden. A large, good-sized area for dining table and chairs.

### First Floor

**Landing:** Access to loft which has a light and is partly boarded. UPVC double glazed window to front aspect. Radiator. Airing cupboard with additional shelving.

**Bedroom one:** Good sized double bedroom with UPVC double-glazed window that overlooks the rear garden. Radiator. Built-in storage. Built-in wardrobe.

**Bedroom two:** Spacious double bedroom with UPVC double-glazed window overlooking the rear garden. Built-in wardrobe. Radiator.

**Bedroom three:** Good sized single bedroom with UPVC double glazed window to the front aspect. Radiator.

**Bathroom:** Refitted by the current owners. Three-piece white suite comprising low level WC, wash hand basin with built-in storage drawers underneath, large corner shower unit with a rainfall shower head and separate shower attachment Tiling to splashback areas. Wall-mounted heated towel rail. Two UPVC double-glazed obscured windows to the side aspect.

### Outside

**Front:** Steps leading down to the front door. A pathway wraps around the front and side of the property, leading to the rear garden. There's a raised shingle area with flower beds and a large mature bush, offering privacy from the road.

**Rear garden:** Measuring approximately 70 ft in length. The garden has been landscaped by the current owners. Large composite decking area, raised decking area, built-in lighting, and raised planters. Steps lead down to a plumb slated pathway that leads front to back. The rest of the garden is mostly laid to lawn with some raised planters enclosed by sleepers, and to the rear of the garden is another large composite decked area and hardstanding for shed. The garden itself is enclosed by timber panel fencing, has gated side access, outside power point, and an outside tap.

### Agent's Note

The windows and doors have been replaced by the current owners in 2015.

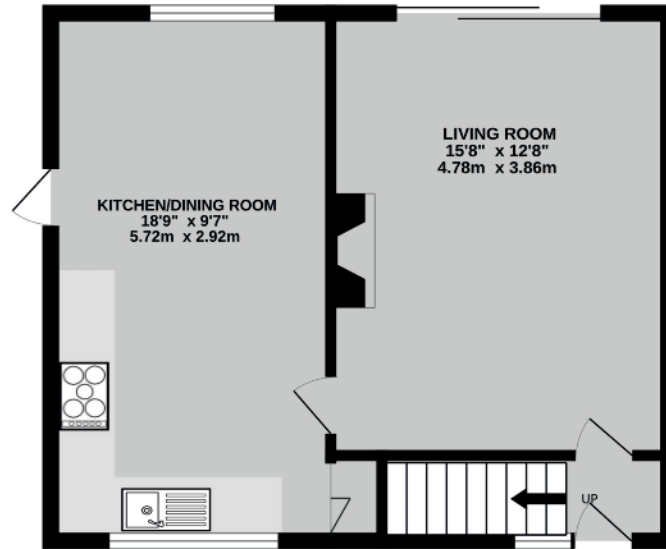
Services: All Council Tax Banding: B  
Authority: Cherwell District Council



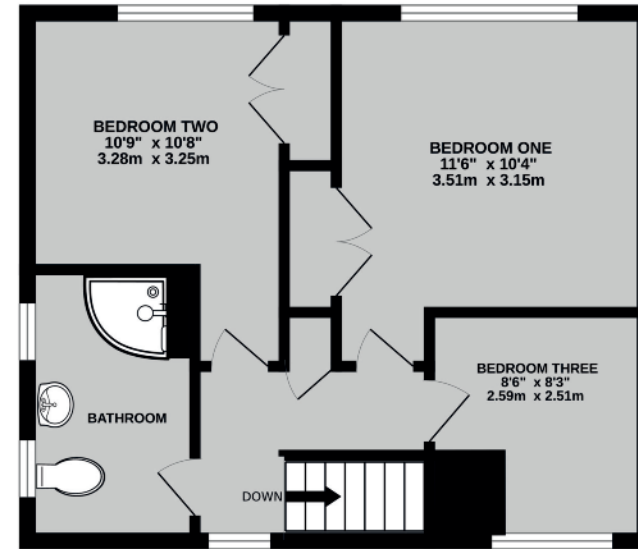




GROUND FLOOR  
401 sq.ft. (37.2 sq.m.) approx.



1ST FLOOR  
396 sq.ft. (36.8 sq.m.) approx.



TOTAL FLOOR AREA : 797 sq.ft. (74.0 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan 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

**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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