



69 Riley Drive, Banbury, Oxon OX16 1PD
£445,900 Freehold

**Stanbra
Powell** Estate Agents
Valuers
Property Lettings





A well presented detached house benefiting from double garage and conservatory

Entrance hall | Cloakroom | Dual aspect living room | Separate dining room | Kitchen | Conservatory | Master bedroom with en-suite | Three further first floor bedrooms | Bathroom | UPVC double glazing | Gas radiator heating | Enclosed rear garden | Low maintenance front garden | Double garage | Driveway

Located within close proximity of many amenities including both popular primary and secondary schools, a well maintained four bedroom detached house offered with no onward chain.

Ground Floor

Canopy porch.
Front door.

Entrance hall: Stairs rising to first floor. Thermostat for heating. Useful understairs storage cupboard, plus additional cupboard.

Cloakroom: White suite comprising of low level WC and wall hung handbasin. Window to front aspect.

Living room: Dual aspect with walk-in bay window to front aspect. Feature fireplace with inset living flame gas fire. Double glazed doors giving access to the garden.

Separate dining room: Archway through to conservatory.

Conservatory: Brick and UPVC construction with polycarbonate roof. Double glazed doors giving access to garden. Windows overlooking garden.

From the dining room walkway through to kitchen.

Kitchen: Also access from the hallway. Bowl and a half sink unit and drainer. Comprehensive range of oak fronted wall and base units. 4 ring gas hob with electric oven under, extractor fan over. Free space and plumbing for washing machine. Space for fridge/freezer. Tiling to splashback areas. Window overlooking garden. Wall mounted gas boiler for domestic hot water and central heating.

Door to inner hallway with door giving access to front. Inner hallway leads to double garage.

First Floor

Landing: Access to loft. Airing cupboard housing hot water tank and immersion heater, plus further shelving. Window to front aspect.

Master bedroom: Generous double bedroom with fitted wardrobes. Window to rear. Walkway through to en-suite.
En-suite: Fully tiled double width shower cubicle, pedestal handbasin, low level WC and bidet. Shaver socket and light. All walls are fully tiled. Window to rear.

Bedroom two: Double bedroom to front aspect with walk-in bay window. Fitted wardrobe.

Bedroom three: Double bedroom to rear aspect. Fitted wardrobe.

Bedroom four: Generous single bedroom to front aspect. Fitted wardrobe.

Bathroom: White suite comprising of panelled bath with mixer tap shower, pedestal handbasin and low level WC. Tiling to splashback areas. Shaver socket.

Outside

Rear garden: Enclosed rear garden, predominantly laid to lawn. Patio area. Areas laid to shingle. Raised flower beds. Access front to back via pathway. The garden measures approximately 25 ft in length x 25 ft width. Outside tap.

Double garage: Pitched roof. Light and power connected. Two up and over doors to front. Door to rear.

Front: Low maintenance laid to shingle. Shrubs and bushes. Pathway to front door.

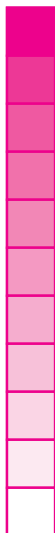
Shingle driveway: Parking for two vehicles.

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

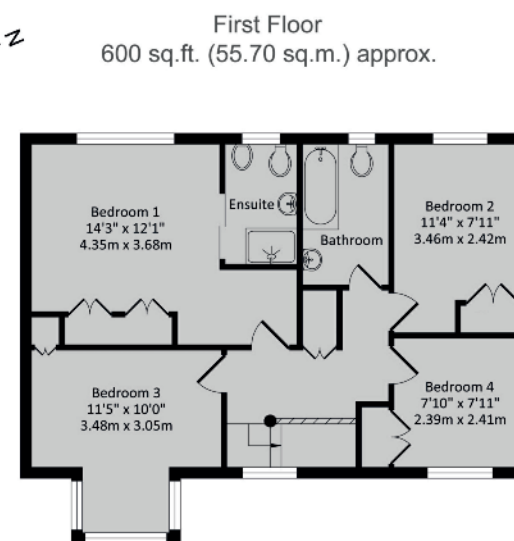
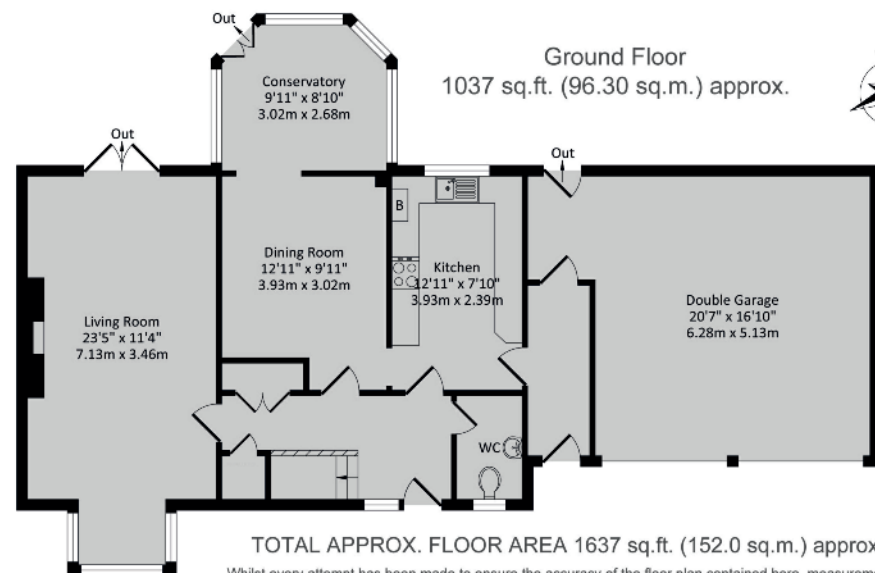
Directions: From Banbury Cross proceed north to the traffic lights, taking the left turn to the B4100 Warwick Road and continue along this road for approximately half a mile, turn right at the second roundabout into Ruscote Avenue, first left into Sinclair Avenue, first right into Hillview and this then leads into Nuffield Drive and Riley Drive is the third turning on the left.







Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D	65 D	75 C
39-54	E		
21-38	F		
1-20	G		



TOTAL APPROX. FLOOR AREA 1637 sq.ft. (152.0 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.

Viewing: Through appointment with Stanbra Powell



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