



16 Browning Road, Banbury, Oxon, OX16 9JX
£550,000

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





Extended four bedroom detached family home in sought after location.

Entrance porch | Entrance hall | Cloakroom | Living room | Large L-shaped kitchen/dining/family room | Utility room | Four bedrooms, en-suite to master | Family bathroom | Good size private rear garden | Driveway | Garage | Double glazing | Gas central heating

Located on the popular Poets Corner development to the south side of Banbury is this impressive four bedroom detached family home which has been extended to provide generous accommodation throughout including four bedrooms with en-suite to master, large L-shaped kitchen/dining/family room, double garage (currently single garage), driveway for three/four vehicles and a pleasant private rear garden backing onto Browning Road park.

Ground Floor

UPVC double glazed front door.

Entrance porch with tiled flooring. Radiator. Cupboard for coats and shoes. Space for fridge (this space is currently used as part of the garage but could be altered to allow more garage space). UPVC double glazed door to;

Entrance hallway: Radiator. Stairs rising to first floor.

Living room: Good sized living room which has been extended to the front. Two radiators. UPVC double glazed window overlooking the front garden.

Kitchen/dining/family area: Wooden floor throughout. UPVC double glazed double doors opening onto garden. Window overlooking rear garden. Radiator. Through to kitchen area which has a range of modern base and eye level units. Laminate worktop. Built-in sink unit with swan neck tap. Island. Space for fridge/freezer. Space for dishwasher. Space for Range cooker with built-in extractor fan over. Two radiators. UPVC double glazed door and window overlooking rear garden.

Utility room: Wooden flooring. UPVC double glazed window and door to side passageway. Range of base and eye level units. Laminate worktop. Built-in sink unit with swan neck tap. Plumbing and space for washer/dryer. Radiator.

Cloakroom: Two piece white suite with low level WC. Wash handbasin. Tile splashback. Radiator. Laminate tile effect flooring.

Door to **garage** from utility room. Originally a double garage (There is a storage cupboard from the porch into the garage, could be re-instated back to a double garage). Power and light connected. Wall mounted fuse box. Worcester wall mounted combi boiler. Double opening doors.

First Floor

Landing: Large storage cupboard with double doors and shelving.

Master bedroom: Large double bedroom with two UPVC double glazed windows to front aspect. Radiator. **Dressing area** with laminate wood flooring. Built-in wardrobes with mirrored doors. UPVC double glazed obscured window to rear aspect.

En-suite: Three piece white suite comprising of low level WC, wash handbasin and good size shower cubicle with rainfall shower over. UPVC double glazed obscured window to rear aspect. Radiator. Laminate flooring.

Bedroom two: Double bedroom with UPVC double glazed window to front aspect. Radiator. Built-in wardrobes.

Bedroom three: UPVC double glazed window overlooking rear garden. Built-in wardrobes and storage cupboard. Radiator. Access to loft.

Bedroom four: Single bedroom with UPVC double glazed window to front aspect. Radiator.

Family bathroom: Three piece white suite comprising of low level WC, wash handbasin and panelled bath with shower attachment. Heated towel rail. UPVC double glazed window overlooking rear garden. Tile effect laminate flooring.

Outside

Front: **Tarmac driveway** providing parking for approximately four vehicles. The rest is laid to lawn with flower and shrub beds. Pathway leading to front door.

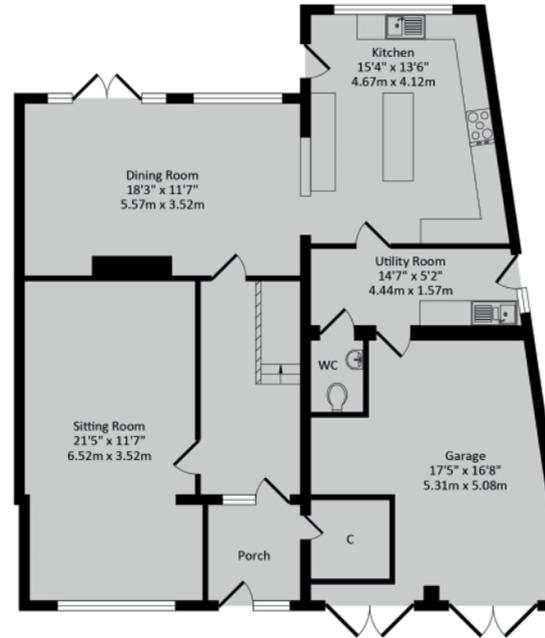
Rear garden: Private garden measuring approximately 73 ft in length. Large paved patio area with pathway leading to further patio area to the rear of the garden. Timber framed summerhouse with decked veranda, canopy porch. Single glazed door into summerhouse. Single glazed window. Two areas laid to lawn with well stocked mature flower and shrub borders. The garden is enclosed by timber panel fencing. Substantial walkway to the side with gated access leading to the front of the property, currently housing a shed and space for bins. To the other side is a smaller walkway with access to utility room. Outside tap. Outside light. The garden backs onto Browning Road park.



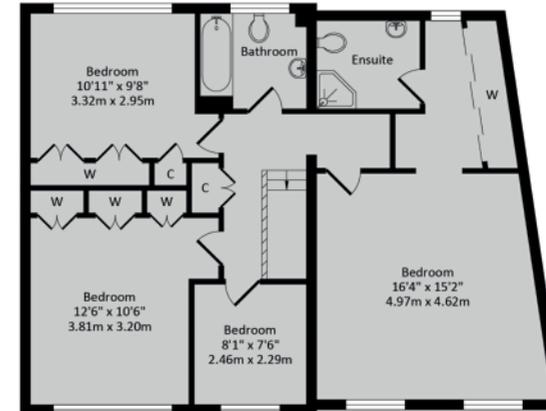


Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
		70	81
England & Wales		EU Directive 2002/91/EC	
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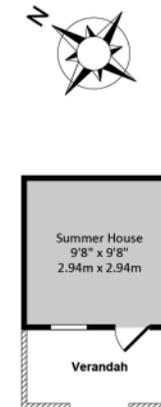
Ground Floor
1180 sq.ft. (109.60 sq.m.) approx.



1st Floor
851 sq.ft. (79.10 sq.m.) approx.



Outbuilding
93 sq.ft. (8.60 sq.m.) approx.



TOTAL APPROX. FLOOR AREA 2124 sq.ft. (197.30 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.

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Viewing: Through appointment with Stanbra Powell

