



86 Hillview Crescent, Banbury, Oxon OX16 1BP  
£379,995

**Stanbra  
Powell** Estate Agents  
Valuers  
Property Lettings





*Impressive three bedroom detached family home located in popular area of Banbury.*

**Entrance porch | Entrance hallway | Living room | Dining room | Kitchen/breakfast room | Cloakroom | Conservatory | Integral garage | Three bedrooms | Bathroom | Good size rear garden | Driveway | No onward chain | Gas central heating**

Located on the popular Hillview development within easy walking distance of local shops and popular schools is this three bedroom detached family home benefiting from generous size accommodation including living room, dining room, kitchen/breakfast room, conservatory, cloakroom, integral garage, three bedrooms, driveway and good size rear garden. Whilst the property has been well-maintained over the years it would now benefit from upgrading throughout and has great potential to extend (subject to the necessary planning permissions).

**Ground Floor**

UPVC double glazed sliding patio door.

**Entrance porch** with tiled floor. Wooden door to;

**Entrance hall:** Wood flooring. Stairs rising to first floor. Radiator.

**Living room:** Good size living room with large double glazed window to front aspect. Radiator. Gas fire (currently disconnected).

**Dining area:** Wooden floor. Radiator. Double glazed sliding doors onto rear patio.

**Kitchen/breakfast room:** Range of base and eye level units. Laminate worktop. Built-in stainless steel sink unit. Built-in cooker with four ring gas hob, extractor hood above. Cupboard housing boiler (replaced in December 2021). Tile splashbacks. Radiator. Breakfast bar area. Double glazed window overlooking rear garden and side aspect. Door into lobby area, door to;

**Cloakroom:** White suite comprising of low level WC and wash handbasin with built-in storage underneath. Wall mounted electric heater. UPVC double glazed obscured window to side aspect.

From the lobby integral door to the garage.

**Garage:** Single glazed wooden window to side aspect. Double wooden opening doors to front.

**Conservatory:** Built of brick and UPVC construction with polycarbonate roof. UPVC double glazed windows on all sides. Double doors opening onto patio. Radiator.

**First Floor**

**Landing:** Loft access. Double glazed window to side aspect. Doors to all first floor accommodation.

**Bedroom one:** Large double glazed window to front aspect. Radiator. Built-in wardrobe with sliding mirrored doors.

**Bedroom two:** Good size double bedroom with double glazed window to rear aspect. Radiator. Sink and vanity unit.

**Bedroom three:** Good size single bedroom. Radiator. Double glazed window to front aspect.

**Bathroom:** Three piece suite comprising of low level WC, wash handbasin with built-in storage underneath and panelled bath with electric shower over. Double glazed obscured windows to rear and side aspects. Heated towel rail. Airing cupboard housing hot water tank.

**Outside**

**Front:** Block paved driveway for three/four vehicles. Flower and shrub borders. Enclosed by low level brick wall.

**Rear garden:** Paved patio area. The garden is mostly laid to lawn with mature flower and shrub borders. Enclosed by timber panel fencing. Gated side access on both sides of the property. Outside tap. Raised shingle area.

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

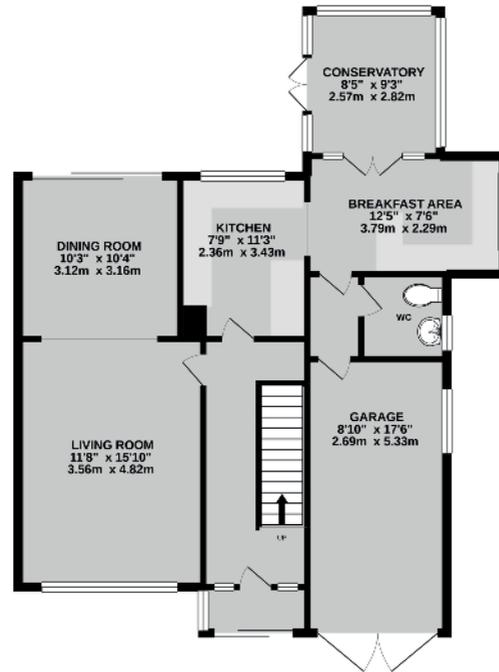
**Directions:** From Banbury Cross proceed north along North Bar and at the main traffic lights take the left turn into the B4100 Warwick Road. Continue along this road to the second roundabout, taking the third exit to Ruscote Avenue, first left into Sinclair Avenue and Hillview Crescent is on the right hand side.



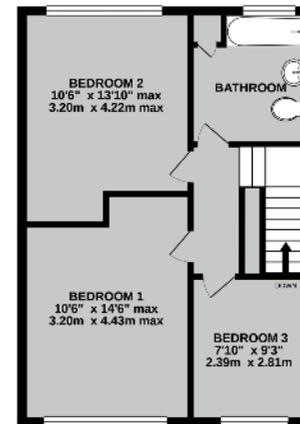




GROUND FLOOR  
 969 sq.ft. (89.7 sq.m.) approx.



1ST FLOOR  
 479 sq.ft. (44.5 sq.m.) approx.



TOTAL FLOOR AREA: 1547 sq.ft. (125.2 sq.m.) approx.

While every attempt has been made to ensure the accuracy of the floorplan contained herein, measurements of doors, windows, rooms and all 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 for guidance only. Prospective purchasers should verify all measurements and details on site. The vendor, agents and publishers shall have no liability for any error or omission. Stanbra Powell & Co. Ltd. 2021

**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 herein are for information purposes only and do not form the basis of a contract.

Viewing: Through appointment with Stanbra Powell



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