



4 Crouch Hill Road, Banbury, Oxon OX16 9RG
'Guide Price' £500,000

**Stanbra
Powell** | Estate Agents
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Property Lettings





A substantial non-estate bay window semi-detached house offered with no onward chain.

Entrance porch | Entrance hall | Living room with feature fireplace | Dining room with bay window | Kitchen/breakfast room | Utility | Ground floor shower room | Master bedroom with en-suite bathroom | Three further double bedrooms | Family shower room | Mature and established rear garden | Ample off road parking | Garage

Located on the Western edge of Banbury, an enlarged four bedroom bay window semi-detached house providing excellent size accommodation throughout, complemented by a mature and established rear garden. The property is offered in good decorative order throughout and provides versatile accommodation.

Ground Floor

Double glazed front door leads to **entrance porch** with tiled flooring. Door through to entrance hall.

Entrance hall: Stairs rising to first floor. Engineered Oak flooring.

Dining room: Feature walk-in bay window to front aspect. Engineered Oak flooring.

Living room: To rear aspect with feature stone fireplace and inset cast iron log burner. Engineered Oak flooring. Double glazed patio doors giving access to the garden.

Kitchen/family/breakfast room: Bowl and a half stainless steel sink unit and drainer. Comprehensive range of contemporary Shaker style wall and base units. Ample work surfaces. Integrated stainless steel double oven and grill. 4 ring gas hob. Free space and plumbing for dishwasher. Tiled flooring. Underfloor heating. Recessed spotlights. Window overlooking garden. Double doors giving access to garden. Door to utility room.

Utility: Range of wall and base units. Free space and plumbing for washing machine. Space for tumble dryer. Matching tiled flooring. Underfloor heating. Thermostat for heating. Door to garage. Door to shower room.

Shower room: Contemporary white suite comprising of shower cubicle, wall hung handbasin and low level WC. All walls are fully tiled. Heated towel rail. Underfloor heating.

Garage: Houses the gas boiler for domestic hot water and central heating.

First Floor

Landing: Access to loft. Useful store cupboard.

Master bedroom: Double bedroom with walk-in wardrobes. Window overlooking garden. Door to en-suite bathroom.

En-suite: White suite comprising of panelled bath with thermostatic shower unit over, low level WC and pedestal handbasin. Tiling to splashback areas. Window to rear.

Bedroom two: Generous double bedroom to front aspect with walk-in bay window.

Bedroom three: Double bedroom to front aspect with fitted wardrobes.

Bedroom four: Double bedroom to rear aspect overlooking garden.

Family shower room: Shower cubicle with thermostatic shower, pedestal handbasin and low level WC. All walls are fully tiled. Heated towel rail. Tiled flooring.

Agents Note

All windows are UPVC.
Gas radiator heating.

Outside

Rear garden: Enclosed by close board fencing giving a good degree of privacy. Large patio area. The garden is predominantly laid to lawn, stocked with mature and established flowers, trees, shrubs and bushes. Outside power points. Outside tap. The garden measures approximately 110 ft in length. Large workshop of timber construction. Access front to back via pathway.

Front: Single driveway providing off road parking for several vehicles.

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

Directions: From Banbury Cross proceed west along West Bar and continue into the Broughton Road. Proceed over the roundabout and upon reaching the top of the Hill take the left turn into Crouch Hill Road.





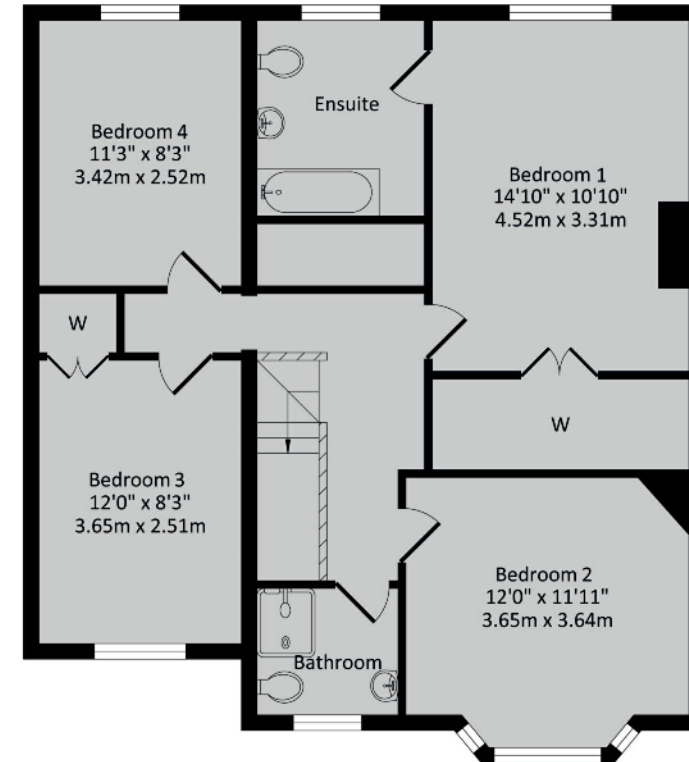
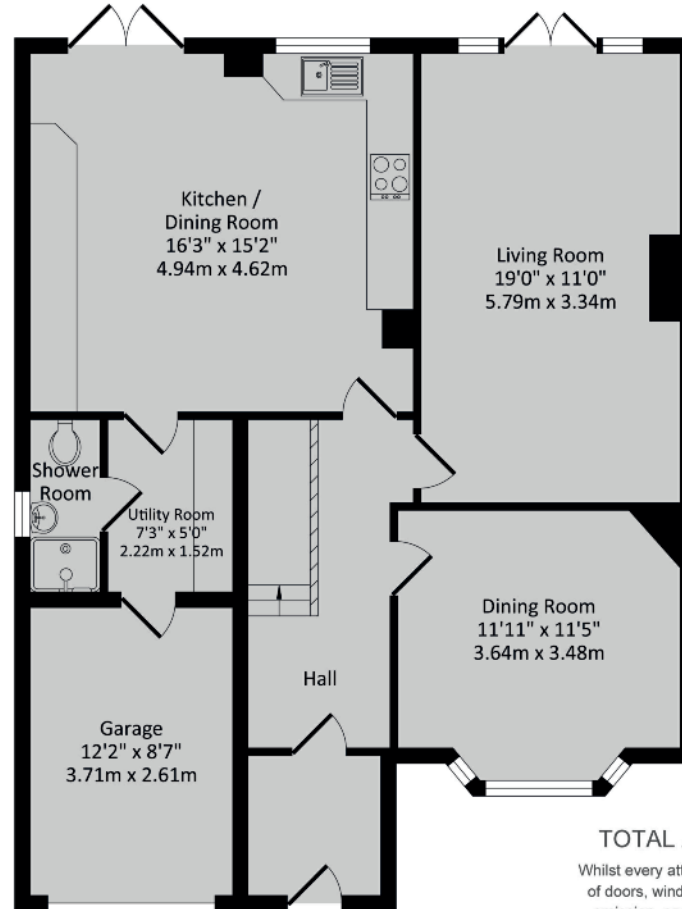


Ground Floor
 908 sq.ft. (84.40 sq.m.) approx.



First Floor
 788 sq.ft. (73.20 sq.m.) approx.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	71 C	78 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		



TOTAL APPROX. FLOOR AREA 1696 sq.ft. (157.60 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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