



63 Queensway, Banbury, Oxon OX16 9NF  
£485,000

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





*A four bedroom detached family home occupying a large corner plot.*

**Entrance hallway | Living room | Dining room | Kitchen/breakfast room | Cloakroom | Four well-proportioned bedrooms | Four piece family bathroom | 100 ft south facing rear garden | Garage | Carport | Large driveway**

Located within easy reach of many amenities including the town centre, convenience shops and schools is this four bedroom detached family home. The property benefits from a 100 ft south facing rear garden, large frontage, carport, single garage, two reception rooms, kitchen/breakfast room, cloakroom and four good size bedrooms together with a large four piece family bathroom suite. The property offers great potential to extend and develop further (subject to necessary planning permissions).

### Ground Floor

Access via front door to entrance hallway.

**Entrance hallway:** Radiator. Stairs rising to first floor.

**Cloakroom:** Two piece white suite comprising of low level WC and wash handbasin with tiled splashback. Tiled flooring. Radiator. UPVC double glazed obscured window to side aspect.

**Living room:** Good size room with large UPVC double glazed window to front aspect. Radiator. Understairs storage cupboard. Gas fire with brick surround. Archway through to dining room.

**Dining room:** Space for large table and chairs. Radiator. UPVC double glazed sliding patio doors leading to garden. Door to kitchen/breakfast room.

**Kitchen/breakfast room:** Range of modern base and eye level units with laminate worktop. Built-in appliances include washing machine, dishwasher, fridge and freezer. Space for gas Range cooker with built-in cooker hood above. Tiling to splashback areas. Sunken spotlights. Laminate tile effect flooring. Vertical radiator. Wall mounted fuse box. UPVC double glazed window overlooks rear garden. Space for table and chairs. UPVC double glazed sliding doors leading to patio area. UPVC double glazed door leading to side passageway.

### First Floor

**Landing:** Radiator. Access to loft.

**Bedroom one:** Double bedroom with UPVC double glazed window to front aspect. Radiator.

**Bedroom two:** Good size double bedroom with UPVC double glazed window overlooking rear garden. Radiator.

**Bedroom three:** Double bedroom with UPVC double glazed window overlooking rear garden. Radiator. Built-in airing cupboard housing hot water tank and Worcester boiler fitted in November 2020 and serviced regularly.

**Bedroom four:** Currently used as a study, however there is ample space for a single bed and wardrobe. UPVC double glazed window to front aspect. Radiator.

**Bathroom:** Four piece white suite comprising of low level WC wash handbasin with built-in storage underneath. Panelled bath. Separate shower cubicle with shower over. Tiling to splashback areas. Velux window. Further storage cupboards and shelving. Heated towel rail.

### Outside

**Front:** Gated access leads to **large block paved driveway** for approximately 4 vehicles. The rest is mostly laid to lawn which could be extended into a further driveway area providing parking for an additional 4/5 vehicles.

**Carport** providing enough space for a modern car. Block paved passageway leading to garage, side entrance and rear garden.

**Garage:** Metal up and over door (currently boarded, could be re-opened). Single glazed wooden window overlooking rear garden. Single glazed side passage door. Storage area into loft space. Meters located in garage. Various power points. Lighting.

**South facing rear garden:** Measuring approximately 100 ft in length. Large patio area with raised pond. The rest of the garden is mostly laid to lawn with mature flower and shrub borders with planted areas throughout. The garden is enclosed by timber panel fencing. Two shed's. Outside tap.

### Agents Note

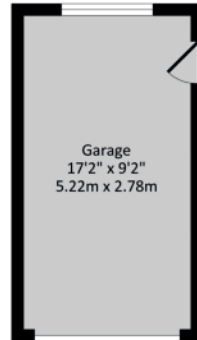
Many houses in this area have extended considerably, this property has great potential to do the same subject to necessary planning permission.

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

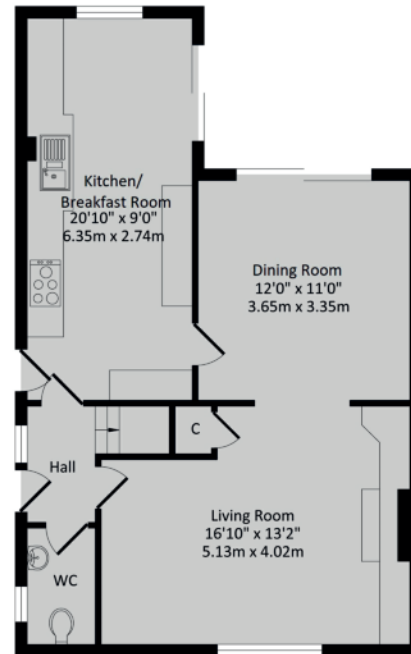




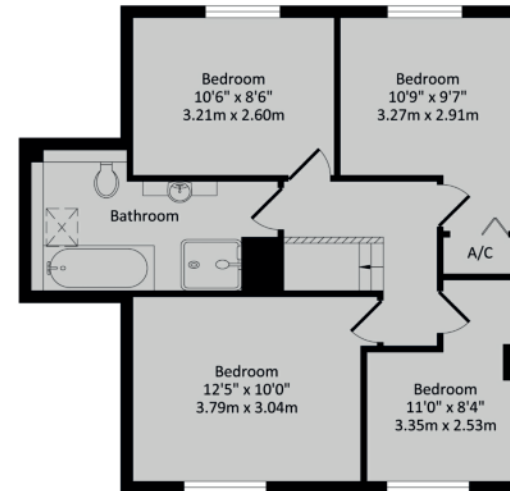
Garage  
156 sq.ft. (14.50 sq.m.) approx.



Ground Floor  
607 sq.ft. (56.40 sq.m.) approx.



First Floor  
570 sq.ft. (53.0 sq.m.) approx.



TOTAL APPROX. FLOOR AREA 1333 sq.ft. (123.90 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.

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			
		67	75
England & Wales		EU Directive 2002/91/EC	
WWW.EPC4U.COM			

**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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