



3 Willoughby Road, Banbury, Oxon OX16 9DZ  
Guide Price £425,000

**Stanbra  
Powell**

Estate Agents  
Valuers  
Property Lettings

*An immaculately presented and extended four bedroom semi-detached home.*

Entrance porch | Entrance hallway | Sitting room | Kitchen/dining room | Two ground floor bedrooms | Bathroom | Two first floor bedrooms | Shower room | Large garden | Driveway | Single garage

Located in a quiet cul-de-sac on the popular Timms development on the south side of Banbury is this immaculately presented four bedroom home. The property offers versatile accommodation and could be used as a bungalow as well as having rooms upstairs if required. There are two bathrooms, a sitting room, a large kitchen/diner, an impressive rear garden, driveway and garage. This property has been finished to a very high standard, viewing is highly recommended.

**Ground Floor**

Access to the property via sliding UPVC door into entrance porch.

**Entrance porch:** Laminate wood flooring. UPVC double glazed door into hallway.

**Entrance hallway:** Stairs rising to first floor. Laminate wood flooring. Understairs storage cupboard. Radiator. Full height window so you can see from the front of the property all the way through to the rear.

**Sitting room:** Vertical wall mounted radiator. Feature wood panelling with TV wall mount. Laminate wood flooring. Opening through into kitchen.

**Kitchen/dining room:** Range of modern base and high level units with Granite and Silestone worktops. Built-in appliances include dishwasher, washer/dryer, sink unit, oven, five ring induction hob as well as a fridge drawer. Breakfast bar area. Sunken spotlights. Splash backs. Laminate wood flooring. Velux window. Wall mounted vertical radiator. Bi-fold doors opening onto rear garden.

**Bedroom one:** Large double bedroom with UPVC double glazed window to front aspect. Radiator. Laminate wood flooring. This area could also be used as another living room if required.

**Bathroom:** Refitted three piece white suite comprising low level WC, wash basin with built-in storage cupboard underneath, panel bath with fixed shower screen, rainfall shower head and separate shower attachment. Fully tiled walls. Heated towel rail. Laminate wood flooring. UPVC double glazed obscured window to side aspect.

**Bedroom three:** UPVC double glazed window to side aspect. Laminate wood flooring. Vertical wall mounted radiator. Wall mounted metal fuse box.

**First Floor**

**Landing:** Laminate wood flooring. Large storage cupboard. Further cupboard housing Glow worm combination boiler fitted in 2022 approximately.

**Bedroom four:** New UPVC double glazed window to front aspect. Wall mounted radiator. Access to small loft area.

**Shower room:** Three piece white suite comprising low level WC, wash hand basin with built-in storage cupboards underneath, shower cubicle with rainfall shower over and separate shower attachment. Tiling to most areas. Pocket door. UPVC double glazed obscured window to side aspect. Heated towel rail. Sunken spot lights.

**Bedroom two:** Good size double bedroom with UPVC double glazed window to side aspect. Radiator. shower cubicle with rainfall shower over and separate shower attachment. Tiling to most areas. Pocket door. Heated towel rail. Sunken spotlights.

**Outside**

**Front:** Block-paved driveway for two/three vehicles, with access wide enough for a car down the side leading to the garage, currently enclosed by double gates.

**Rear garden:** Raised decking area with built-in lighting. The rest of the garden is mostly laid to lawn with shingle and plum slate borders. The garden is enclosed mostly by timber panel fencing. There are double gates leading to further parking if required. Outside tap. There is a timber structure for storage.

**Garage:** Prefabricated concrete construction with metal roof. Side door from the garden into the garage. UPVC double glazed window to side aspect, power and light connected with metal up-and-over door to the side of the garage.

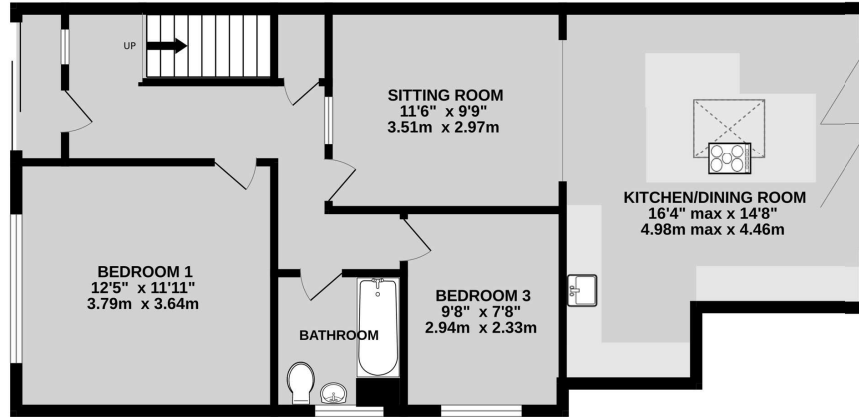
**Services:** All Council Tax Banding: C  
**Authority:** Cherwell District Council

**Directions:** From Banbury Cross proceed south on the Oxford Road and upon reaching Sainsbury's Supermarket take the next turn right into Grange Road, first left into Timms Road, continue to the T-junction and take the left turn into St Annes Road and Willoughby Road is on the right hand side.

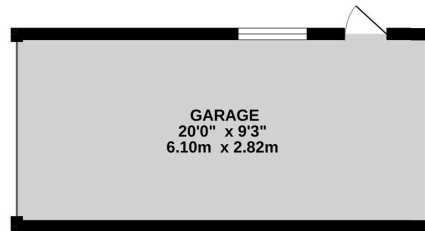
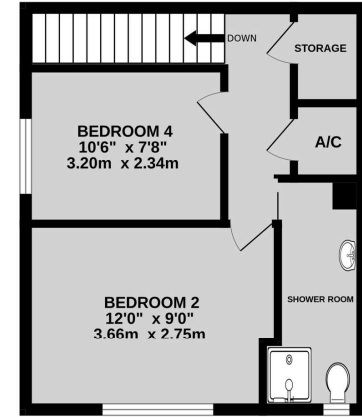




GROUND FLOOR  
926 sq.ft. (86.0 sq.m.) approx.



1ST FLOOR  
313 sq.ft. (29.0 sq.m.) approx.



TOTAL FLOOR AREA : 1239 sq.ft. (115.1 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan 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.  
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Energy rating	Current	Potential
A		85 B
B		
C	70 C	
D		
E		
F		
G		

**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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