



MAXWELLS



174 Sinclair Avenue, Banbury, Oxfordshire. OX16 1BL
Guide Price £419,000 - Freehold



PROPERTY DESCRIPTION

Available for the first time since it was built in 1965! Located in a very popular residential area of Banbury, this mature and substantial three double bedroom detached family home currently offers excellent accommodation and also provides the opportunity to extend (subject to the normal planning consents).

The house is set back from the road with a large driveway, a timber gate providing pedestrian access to the rear garden and garage with electric roller door. The front garden is laid to lawn and partially enclosed by mature hedging, there is a porch with front door leading into the property. The entrance hall is a generous size with stairs rising to the first floor landing and doors leading to the sitting room and kitchen. The sitting room is a lovely space with two double glazed windows providing plenty of natural light and an archway leading into the dining room which offers a door to the kitchen, sliding doors opening to the conservatory and a double glazed window.

The kitchen is fitted with a range of cabinets and worktops plus a double glazed window to the rear aspect. It continues into a further kitchen / breakfast area which also offers a range of cabinets plus double glazed windows and a door leading to the rear garden. A further interior door leads into a hallway where you can find the downstairs w.c. and door leading into the garage which has power and light connections.

From the first floor landing are doors leading to all bedrooms, the shower room and access to the loft space. All three bedrooms are doubles with bedrooms one and two having built in wardrobes. The shower room has two double glazed windows and is fitted with a white three piece suite plus a cupboard housing the Worcester combination boiler.

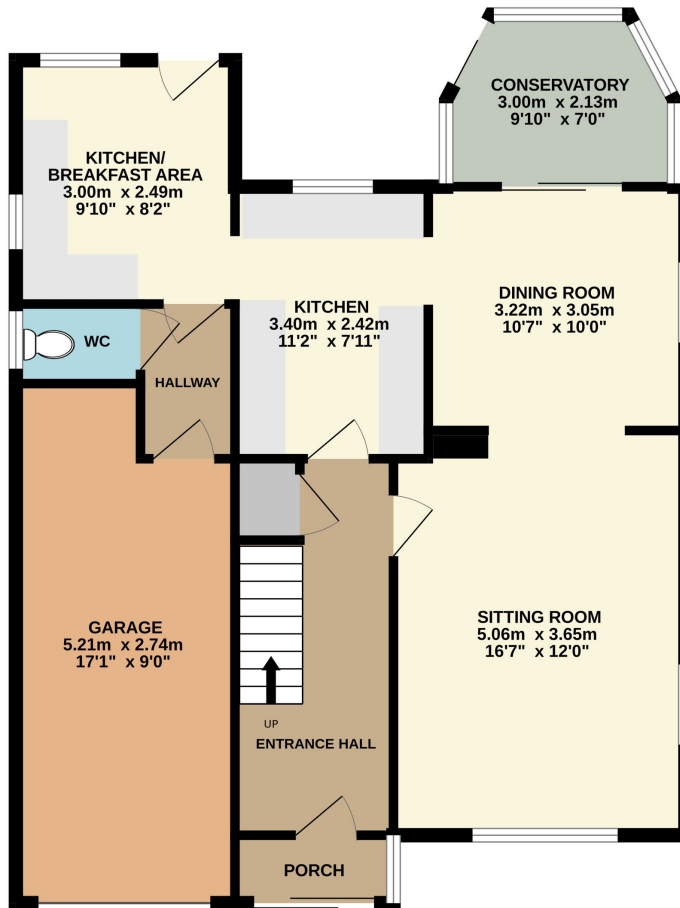
The mature rear garden is laid mainly to lawn with a large variety of attractive flowers and shrubs planted to the borders and enclosed by timber fencing.

Services: we understand the property is connected to mains gas, electricity, water and drainage. The heating and hot water is currently provided by a Worcester combination boiler.

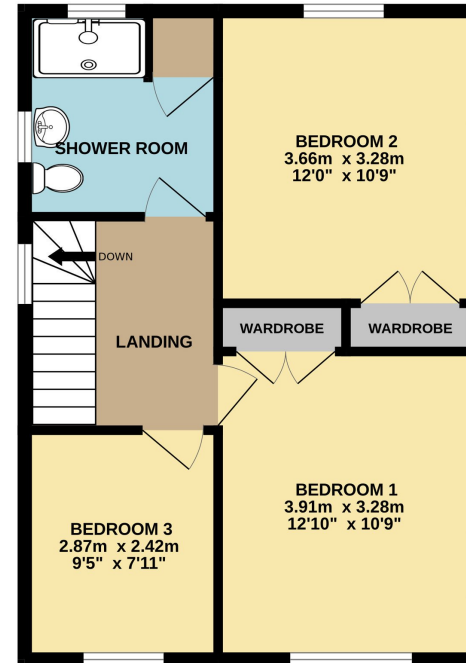
POINTS OF INTEREST

- Mature Detached Family Home
- Popular Residential area
- Three Double Bedrooms
- Two Reception Rooms
- Conservatory
- Kitchen with Breakfast Area
- Delightful Rear Garden
- Double Glazed & Gas Central Heating
- Driveway & Garage

GROUND FLOOR
81.7 sq.m. (879 sq.ft.) approx.



1ST FLOOR
45.7 sq.m. (492 sq.ft.) approx.



TOTAL FLOOR AREA : 127.4 sq.m. (1371 sq.ft.) 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.
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