



3 Glyme Way, Long Hanborough OX29 8JT

Draft details - may be subject to alterations.

A 3/4 bedroom semi detached house, situated in this quiet position in the village. The property has good size extended accommodation to include an entrance hall, cloakroom, large living/dining room, a kitchen, 3 bedrooms on the first floor plus a 4th bedroom/office on the ground floor, and integral access to the garage which has an electric roller garage door. The gardens are a good size with a high degree of privacy, and there is driveway parking to the front. Please note, this property is in need of updating.

**THOMAS
MERRIFIELD**

SALES LETTINGS

e. witney@thomasmerrifield.co.uk

t. 01993 772000

Price £350,000

www.thomasmerrifield.co.uk

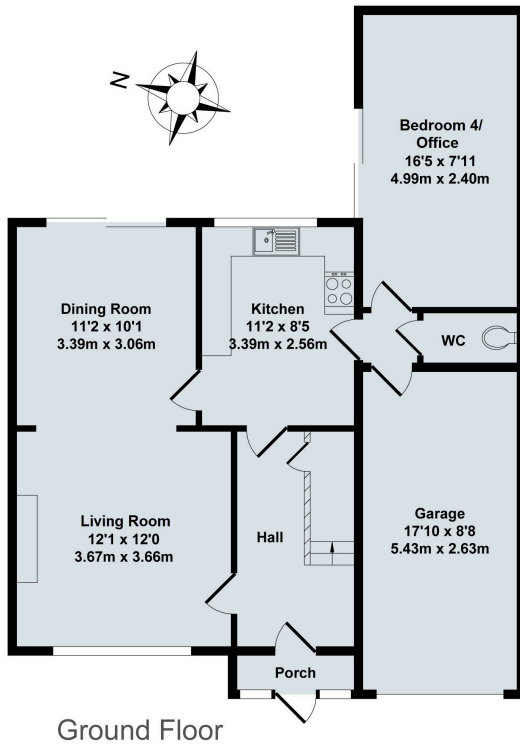


3 Glyme Way, Long Hanborough OX29 8JT

- Entrance Porch
- Entrance Hall
- Living/Dining Room
- Kitchen
- Cloakroom
- Bedroom 4 / Office
- 3 First Floor Bedrooms
- Shower Room
- WC
- Large Garden

Directions

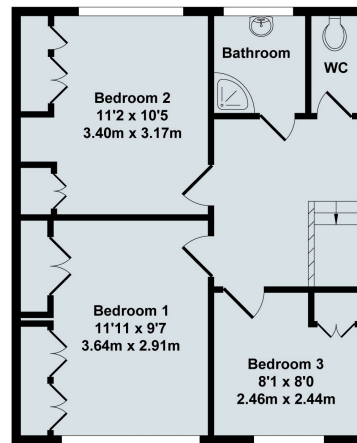
Leave Witney via the Woodstock Road, turning left at the 'T' junction in the direction of North Leigh. Pass the village of North Leigh and continue along to Freeland. Continue further on to Long Hanborough. On entering Long Hanborough continue along Witney Road turning right into Churchill Way. Follow the road to the left and Glyme Close is on the left hand side. 19G24



3 Glyme Way, Long Hanborough

Total Approx. Floor Area 1242 Sq.Ft. (115.40 Sq.M.)

All items illustrated on this plan are included in the "Total Approx Floor Area"



Local Authority:

WODC Tax Band D / EPC Rating: 56/D

Contact:

52 Market Square, Witney,
Oxfordshire, OX28 6AF

Tenure:

Freehold

Tel: 01993 772000

Email: witney@thomasmerrifield.co.uk

Important Notice

Thomas Merrifield for themselves and their clients give notice that:-

1. They are not authorised to make or give representation or warranty in relation to this property, either on their own behalf or on behalf of the Seller. They assume no responsibility for any statement made in these particulars. These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact.
2. 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.
3. All areas, measurements or distances are approximate. The particulars are intended for guidance only and are not necessarily comprehensive. A wide angle lens may have been used in photography. Thomas Merrifield have not tested appliances or services and it should not be assumed that the property has all necessary planning, building regulation and other consents. Buyers must satisfy themselves with the property by inspection or otherwise.
4. Reference to any mechanical or electrical equipment does not constitute a representation that such equipment is capable of fulfilling its function and prospective Buyers must make their own enquiries.
5. They have no responsibility for any expenses or costs incurred by prospective Buyers in inspecting properties which have been sold, let or withdrawn. Applicants are advised to contact the Agent to check availability and any other information of particular importance to them, prior to inspecting the property, particularly if travelling some distance.