



## 153 Thorney Leys, Witney OX28 5NS

An extremely well presented and extended house, quietly situated in this small close on Thorney Leys. The property includes an attractive layout with a living room to the front, and a large kitchen/dining room to the rear, opening into a useful sitting area or office space, and then to the rear garden. There are 3 good size and well proportioned bedrooms, and a bathroom with a shower over the bath, in addition to double glazed windows and gas central heating (boiler approx. 18 months old). There is a private enclosed rear garden, with the benefit of rear access and a garden shed, and the front offers convenient side by side parking for 2 vehicles.

**THOMAS  
MERRIFIELD**

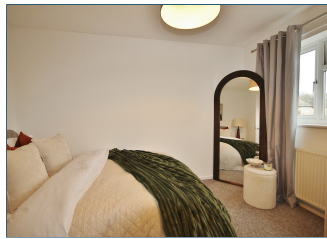
SALES LETTINGS

e. [witney@thomasmerrifield.co.uk](mailto:witney@thomasmerrifield.co.uk)

t. 01993 772000

**Price £339,950**

[www.thomasmerrifield.co.uk](http://www.thomasmerrifield.co.uk)

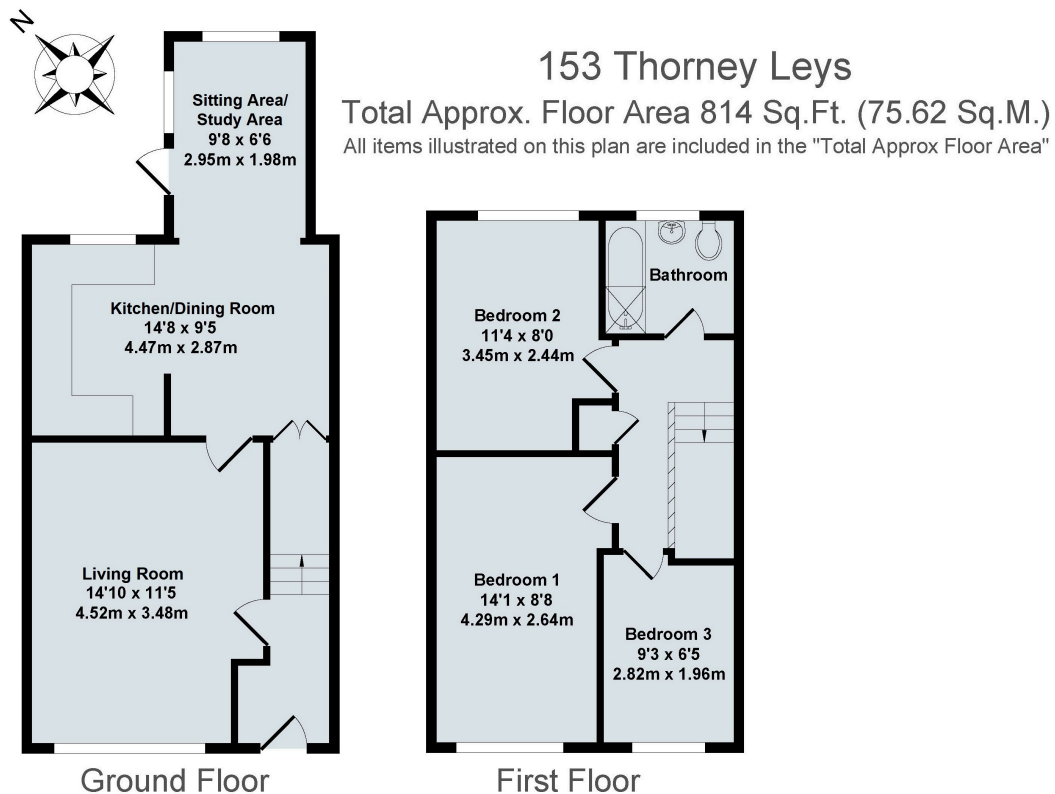


## 153 Thorney Leys, Witney, Oxfordshire OX28 5NS

- Entrance Hall
- Living Room
- Kitchen/Dining Room
- Sitting Area/Study Area
- 3 Bedrooms & Bathroom
- Double Glazing
- Gas Central Heating
- Private Garden
- Parking For 2 Vehicles
- No Onward Chain

Directions - Leave Witney via Corn Street & proceed to the roundabout, taking the second exit onto Curbridge Road. Follow this road to the roundabout, taking the first exit onto Thorney Leys Road. Take the first turning on the left into Thorney Leys (also) & proceed along, taking the second turning on the left. The property is then found on the right hand side. 17L25

Material Information - All mains services are connected. Ultrafast broadband is available. Mobile & Data Signals - outdoor: good for EE, Vodafone, O2 & Three.



### Local Authority:

WODC Tax Band C / EPC Rating: 77/C

### Contact:

52 Market Square, Witney,  
Oxfordshire, OX28 6AF

### Tenure:

Freehold

Tel: 01993 772000

Email: [witney@thomasmerrifield.co.uk](mailto:witney@thomasmerrifield.co.uk)

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