



## 28 Broadway Close, Witney OX28 5GG

Draft details - may be subject to alterations.

A very appealing 3 bedroom three storey home, situated on the sought after Deer Park development, within walking distance of amenities. The property is extremely well presented with a reduced garage (with an electric roller door), driveway parking and a lovely rear garden. Attractive accommodation, set over 3 floors, includes an entrance hall, large kitchen/dining room overlooking the rear garden, and a cloakroom, plus a lovely size living room and bedroom 3 on the first floor, and 2 bedrooms and a bathroom on the second floor, plus double glazing and gas central heating throughout.

**THOMAS  
MERRIFIELD**

SALES LETTINGS

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

t. 01993 772000

**Price £375,000**

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



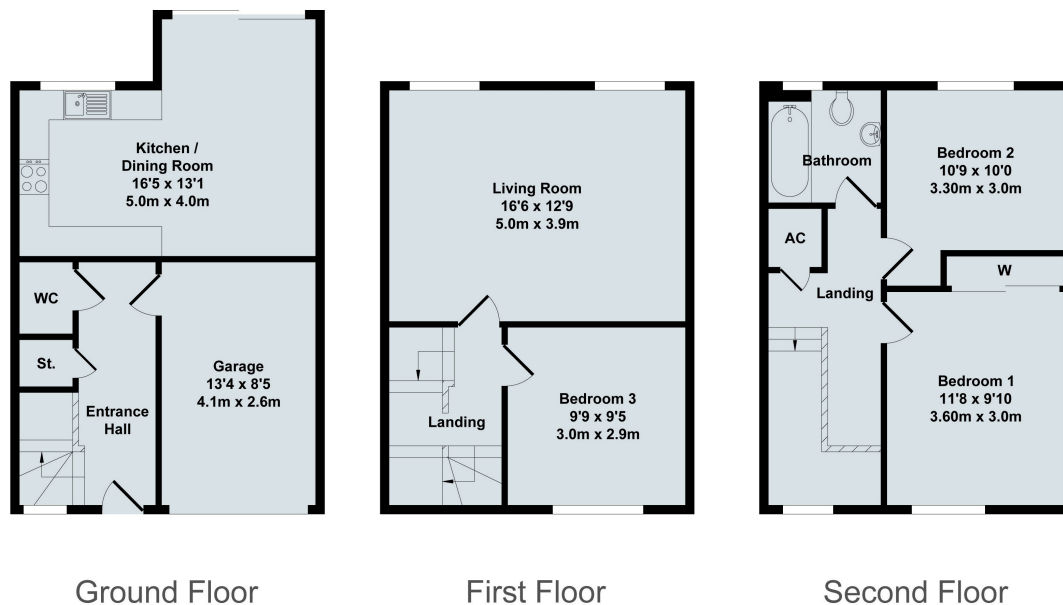


## 28 Broadway Close, Witney, Oxfordshire OX28 5GG

- Entrance Hall
- Cloakroom
- Kitchen/Dining Room
- Living Room
- 3 Bedrooms
- Bathroom
- Double Glazing & GCH
- Rear Garden
- Reduced Garage
- Driveway Parking

Material Information - sourced through Ofcom  
All mains services are connected. Broadband - standard, superfast & ultrafast are available. Mobile & Data Signals: outdoor - good for EE, O2 & Vodafone. Indoor - good for O2 & Vodafone.

22A26



**28 Broadway Close**  
Total Approx. Floor Area 1119 Sq.Ft. (103.9 Sq.M.)  
All items illustrated on this plan are included in the "Total Approx Floor Area"

**Local Authority:**  
WODC Tax Band D. EPC Rating: 75/C

**Contact:**  
52 Market Square, Witney,  
Oxfordshire, OX28 6AF

**Tenure:**  
Freehold

**Tel:** 01993 772000  
**Email:** witney@thomasmerrifield.co.uk

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