





## Larch Lane, Witney, OX28 1AG

Offered for sale with NO ONWARD CHAIN is this delightful 3 double bedroom house. Spacious living accommodation including a generous sized CONSERVATORY. Family bathroom and attractive En-Suite to the master bedroom. Sunny rear garden, garage and own good sized driveway. Short walk to Town Centre.

### Key features

- Chain Free
- Ground Floor WC
- En-Suite to Master Bedroom
- Garage and Generous Driveway
- 3 Bedroom Semi Detached House
- Conservatory
- Kitchen Diner
- Sunny Rear Garden

### Property Information

Tenure  
Freehold

Council Tax  
D

EPC Rating  
TBC

Local Authority  
West Oxfordshire District Council

*In accordance with the Estate Agency Act 1979, we must point out that the vendor of this property is a relative of a member of Paul Wallace Estate Agents*



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### Opening Times

Mon - Fri	9 am to 6:30 pm
Sat	9 am to 5:30 pm
Sun	Closed
Bank Hols	Closed

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Please get in touch for your free  
property valuation.



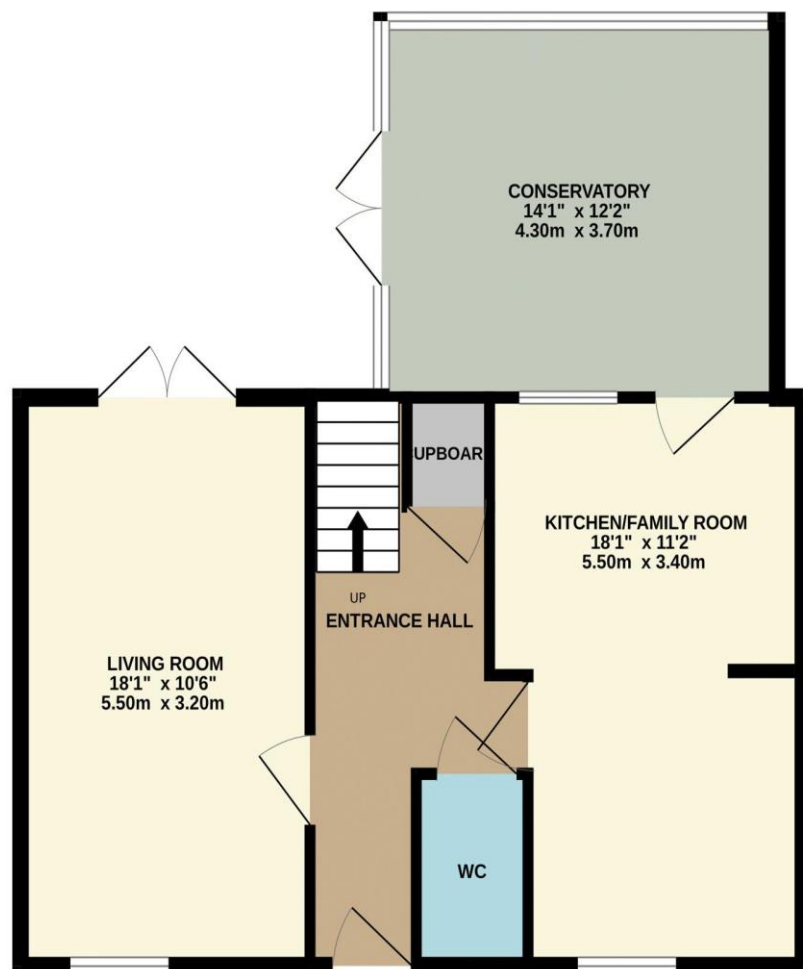




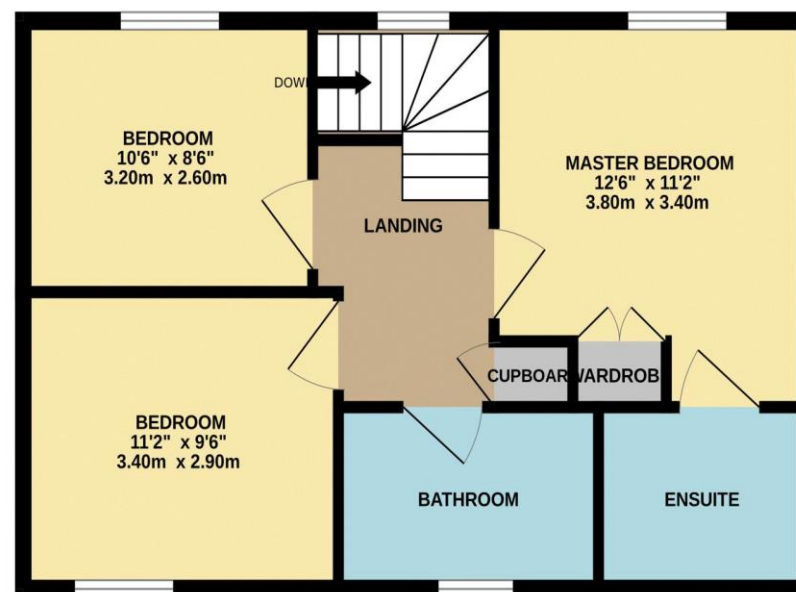




GROUND FLOOR  
677 sq.ft. (62.9 sq.m.) approx.



1ST FLOOR  
508 sq.ft. (47.2 sq.m.) approx.



TOTAL FLOOR AREA : 1186 sq.ft. (110.2 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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