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**Millmoor Crescent  
Eynsham, Oxfordshire**

**Guide Price £375,000**





## Millmoor Crescent, Eynsham, Oxfordshire, OX29 4LN

### Guide Price £375,000

### Freehold

A semi-detached chalet style house with huge potential for updating and alteration, subject to consents. The property is built to a popular style and remains in its original design although the majority of these houses have been re-modeled internally with the addition of new dormer windows to create three first floor bedrooms and the option of a 4th bedroom or dining room on the ground floor. The property benefits from a larger than average south facing rear garden, well tended front garden, uPVC replacement fascia/guttering, windows and external doors, gas central heating, garage with personal and rolling doors and driveway parking. The accommodation currently comprises hall, cloakroom, dining room/bedroom 3, sitting room, kitchen, 2 double bedrooms, box room and bathroom. END OF CHAIN SALE - VIEWING IS ADVISED.





## SITUATION

Eynsham is a sought after West Oxfordshire village with an excellent range of local facilities and a fantastic daily bus service into both Oxford and Witney, each some 6 miles distant. Shops and facilities in the village include CO-OP and Spar shops, butcher, greengrocer, off-licence, post office, electrical shop, library, modern health centre, Market Garden delicatessen with cafe, beautician, hairdressers and a handful of traditional pubs. The village also has toddler groups, primary school, and the reputable Bartholomew secondary school. The community is further buoyed by sports clubs, groups and societies catering for all age groups and interests.

## DIRECTIONS

Millmoor Crescent is accessed from Hanborough Road by turning into Beech Road and then left into Millmoor Crescent. The property will be found on your right. Satnav: OX29 4LN

## THE ACCOMMODATION

### Hall

Staircase to first floor, cupboard housing electric meters.

### Cloakroom

WC, pedestal basin, plumbing for washing machine, wall mounted gas fired boiler, linen cupboard, window to side.

### Dining Room/Bedroom 3

Window to front, wardrobe/storage.

### Sitting Room

Fireplace with tiled hearth/surround, full width patio doors to the rear garden - south facing.

### Kitchen

Older style base and wall units, single drainer sink, tiled splashbacks, gas/electric cooker point, plumbing for dishwasher, uPVC part-glazed door to side, window to rear garden.

## On the first floor

### Landing

Access to roof space.

### Bedroom 1

Window to rear, built-in wardrobe and eaves storage.

### Bedroom 2

Window to front.

### Box Room

Sloping roof, scope to convert - subject to planning consent.

### Bathroom

WC, wash basin, panelled bath.



OUTSIDE

Single Garage

Rolling up and over door, personal doors to front (drive) and rear garden, electric light and power.

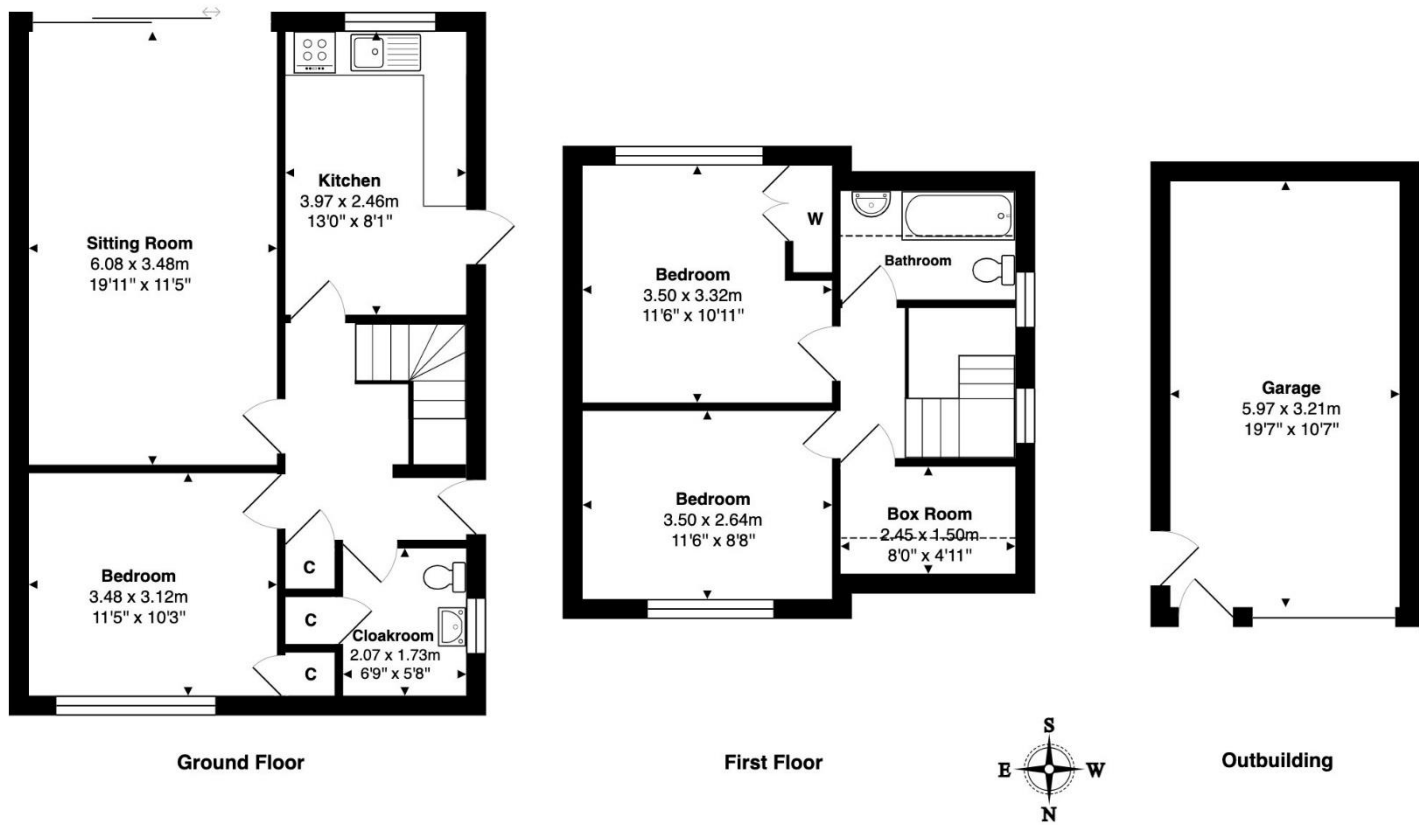
The Garden

Block-paved driveway parking. Well-tended open plan front garden laid to lawn with shrub beds. Beautifully stocked and well maintained larger than average south facing rear garden. This comprises block-paved terrace, irregular shaped lawn and curved flower/shrub beds planted with a variety of flowers, plants and bushes.

COUNCIL TAX

West Oxfordshire District Council - Band D.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		84 B
69-80	C		
55-68	D	67 D	
39-54	E		
21-38	F		
1-20	G		



Approximate Gross Internal Area  
92.2 m² ... 993 ft² (excluding garage)

Reduced headroom (less than 1.5 m / 5 ft)

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. No responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purpose only and should be used as such.  
Drawn by E8 Property Services. [www.e8ps.co.uk](http://www.e8ps.co.uk)