

## Combewell, Garsington, Oxfordshire, OX44 9BT

Guide Price £395,000

3 1 1



A three bedroom, semi-detached family home with the benefit of a single garage and a chain free sale.

The property is arranged over two floors and presented well throughout. There is pedestrian side access to the garden and additional driveway parking.

### Key Features

- Three bedrooms
- Chain free sale
- Enclosed rear garden
- Pedestrian side access to garden
- Cul-de-sac location
- Garage and driveway parking
- Village location with popular primary school
- EPC rating D
- Views to the rear and side of the property
- Open plan sitting/dining room on the ground floor

**FORTNUMS**  
ESTATES

### Combewell, OX44

Approximate Gross Internal Area = 73.3 sq m / 789 sq ft

Garage = 15.2 sq m / 164 sq ft

Total = 88.5 sq m / 953 sq ft

Garden / Driveway Area = 165.4 sq m / 1780 sq ft



Floor plan produced in accordance with RICS Property Measurement Standards.  
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