



Brook Lane, Witney, OX28 1BP

Welcome to **Brook Lane, Witney**

Offered for sale with no chain, an end of terrace three-bedroom home in a cul-de-sac location. Low maintenance, west facing garden, garage and parking.

The ground floor has a spacious sitting room with patio doors to the garden and a kitchen with integrated oven, hob and extractor. Cloakroom.

The first floor has a double and a single bedroom and a well-presented family bathroom.

The second floor has a master bedroom with an en-suite shower room.

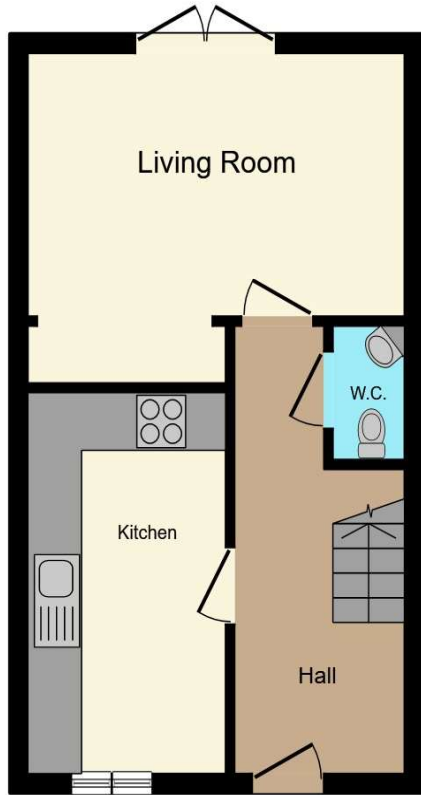
Low maintenance west facing, walled garden to the rear, with artificial lawn and paved/gravelled seating areas.

Single garage and off-street parking.

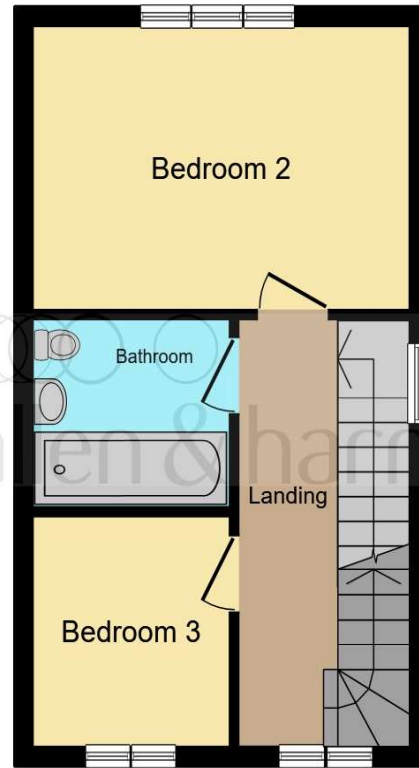
Located in the popular Madley Park development of Witney within easy reach of the local amenities, the A40 and the station at Hanborough.

**Disclaimer*-* Please note this property is being sold on behalf of the Chief Executive of the New Homes Group.

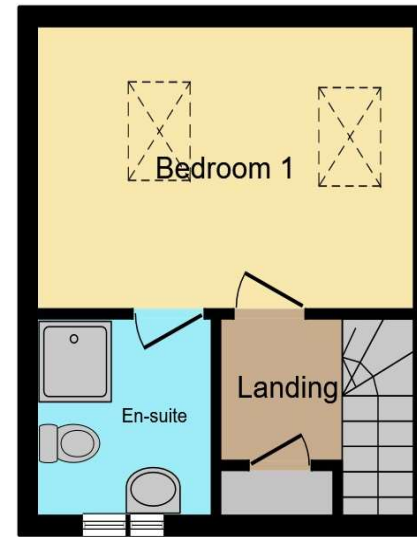




Ground Floor



First Floor



Second Floor

Entrance Hall

14' 9" x 6' 6" (4.50m x 1.98m)

Lounge

13' 8" x 11' 3" (4.17m x 3.43m)

Kitchen

12' 9" x 7' (3.89m x 2.13m)

Bedroom 1

13' 9" x 9' 6" (4.19m x 2.90m)

En-Suite

7' 7" x 6' 4" (2.31m x 1.93m)

Bedroom 2

13' 8" x 9' 7" (4.17m x 2.92m)

Bedroom 3

7' 9" x 7' (2.36m x 2.13m)

Family Bathroom

6' 2" x 6' 4" (1.88m x 1.93m)

Downstairs Wc

6' x 3' (1.83m x 0.91m)

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.focalagent.com

Welcome to Brook Lane, Witney

- Semi-detached
- Bright and spacious reception room
- Double bedrooms
- Separate fitted kitchen
- Private garden

Tenure: Freehold EPC Rating: C
Council Tax Band: C

offers over
£350,000



view this property online allenandharris.co.uk/Property/WIT106217



Property Ref:
WIT106217 - 0004

1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.

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Please note the marker reflects the
postcode not the actual property


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