



Heron Drive, Witney

16 Heron Drive

Witney OX28 6NP

£365,000

Guide Price



Nicely positioned for the town's amenities and countryside walks this super family home was built in 2020. Presented in excellent order throughout the spacious accommodation is across two floors and includes a contemporary fitted kitchen/dining room which is a wonderful hub to the home, filled with natural light from the doors to the garden. Natural light fills the sizeable sitting room, a wonderful space for family relaxing. The cloakroom completes the ground floor picture. There master bedroom has a modern ensuite with two further bedrooms being well served by the three piece bathroom.

Alfresco dining can be enjoyed in the delightful garden which affords a good degree of privacy and there are two designated parking spaces with the property. In summary, this outstanding property offers spacious, high quality living and enjoys a quiet spot on this popular development, a home that can be enjoyed immediately with no works required for some time.

Appointments to view are underway, call the Breckon & Breckon Witney office to ensure you don't miss this fabulous home!

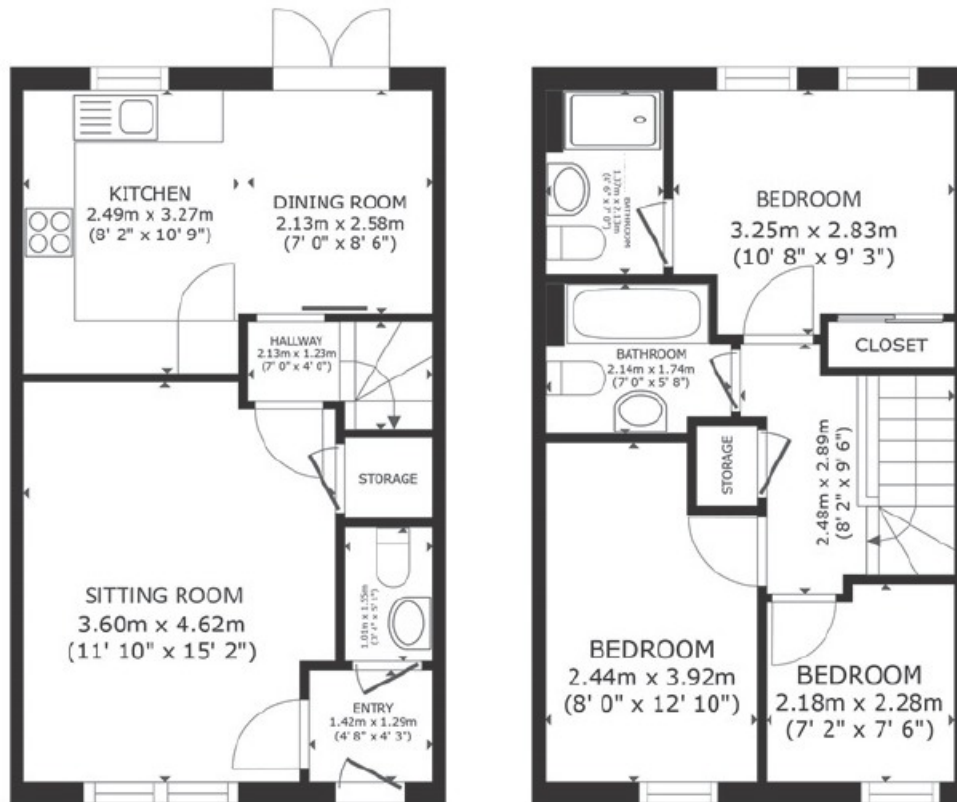
Agent's Comment

"A quiet spot yet within easy reach of the countryside, schools, eateries and shops"





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GROSS INTERNAL AREA
 FLOOR 1 37.7 sq.m. (406 sq.ft.) FLOOR 2 37.7 sq.m. (406 sq.ft.)
 TOTAL : 75.4 sq.m. (811 sq.ft.)
 SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY

Breckon & Breckon

est. 1947

Witney

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Oxford city centre

Tel: 01865 244735 (sales)
 Tel: 01865 201111 (letting)

Summertown

Tel: 01865 310300 (sales)
 Tel: 01865 558999 (apartments)

Headington

Tel: 01865 750200 (sales)
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Abingdon

Tel: 01235 550 550 (sales)
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Woodstock

Tel: 01993 811881 (sales)
 Tel: 01993 810100 (letting)

Witney

Tel: 01993 776775 (sales)
 Tel: 01865 201111 (letting)



Council Tax Band:

Band C
 £2,125.53

Local Authority:

West Oxfordshire
 District Council

Energy Efficiency Rating		Current	Potential
Key energy efficient - lower running costs			
(94-100)	A		90
(81-93)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(29-38)	F		
(1-28)	G		
Your energy efficient - higher running costs			
		84	
England, Scotland & Wales			