



Cedar Drive, Witney

# 17 Cedar Drive

Witney OX28 1EJ

## £400,000

Guide Price



### Agent's Comment

*"This popular development is within walking distance of the bustling town centre, good bus links and the A40"*

Offered with no onward chain this family home enjoys a prime position on the popular Madley Park development with its primary school, eateries, Co-op store and easy access to a main Oxford bus link and A40. The spacious living accommodation is set across three floors with the ground floor offering a well-appointed kitchen/breakfast open to the superb living area enjoying plenty of natural light through the doors to the garden. A separate study and cloakroom complete this floor. A generous sitting room and double bedroom sit on the first floor with a further two bedrooms and two bathrooms on the second floor.

Affording a good degree of privacy the rear garden has an area of lawn and space for alfresco dining. Double gates provide private driveway parking. On the edge of this super development, a viewing is highly recommended to fully appreciate the location and space this lovely home has to offer.





**IMPORTANT NOTICE:** These particulars are for information purposes only and do not in whole or in part constitute or form part of any offer or contract, nor should any statement obtained herein be relied upon as a statement or representation of fact. Breckon & Breckon do not test whether the services connected to the property, heating systems and domestic appliances are in working order. We therefore recommend that the purchaser obtains verification from their surveyor or solicitor. Whilst every attempt has been made to ensure the accuracy of the floor plans contained here, measurements of doors, windows and rooms are approximate and no responsibility is taken for any error, omission or mis-statement. These plans are for representation purposes only as defined by the RICS code of measuring practice and should be used as such by any possible purchaser.

**Breckon & Breckon**

est. 1947

Witney

01993 776 775

10 Market Square

Witney, Oxfordshire

OX28 6BB

witney@breckon.co.uk

breckon.co.uk

**17 Cedar Drive**

Approximate Gross Internal Area = 129.3 sq m / 1391 sq ft

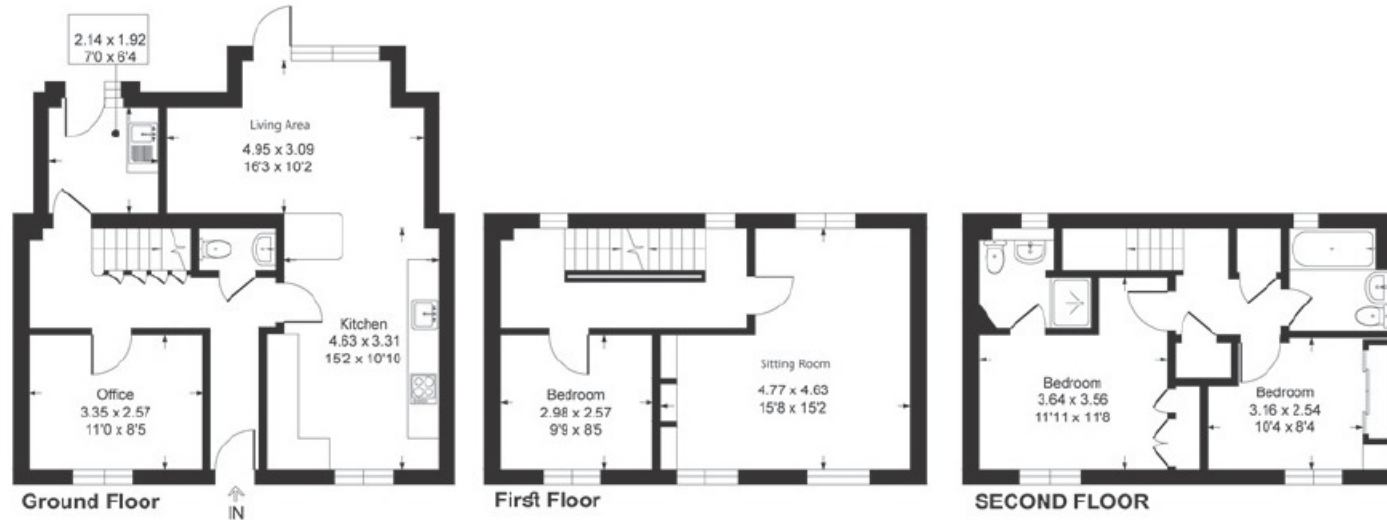


Illustration for identification purpose only, measurements approximate, and not to scale.



**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)  
Tel: 01865 763999 (letting)

**Abingdon**

Tel: 01235 550 550 (sales)  
Tel: 01235 554 040 (letting)

**Woodstock**

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

**Witney**

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



**Council Tax Band:**

Band D - £2,391.22

**Local Authority:**

West Oxfordshire District Council

