



Connells

Waterford Lane  
Witney



### Property Description

Quietly tucked away towards the end of a cul de sac is this well presented and extended semi-detached five-bedroom townhouse that is located on the popular Madley Park development.

As you walk through the front door you are greeted with an open plan living room which gives the sense of space immediately, there is a beautiful spiral staircase and then a room which could be used as a study which is perfect for somebody who wishes to work from home which is also now open plan. The large kitchen is located to the rear of the property and offers plenty of storage space, worktop room and space for appliances and features everything you could possibly need. Located off of here is the conservatory which could be utilised as a dining room or playroom depending on how you see fit.

As you walk upstairs you will find four well proportioned bedrooms, with the master having access to its own en suite, completing the living space you will find a three-piece family bathroom. The spiral staircase continues up to the second floor where you will find bedroom five which has been converted very tastefully.

The rear garden is low maintenance and is completely private with side access. To the front there is driveway parking and access into the garage.

Families are drawn to Madley Park due to the local primary school and Wood Green Secondary School being with 0.5 miles. There is a local co-op, hairdressers and restaurants and it is also situated on a bus route into town.

### Living Room

17' 8" x 16' 4" ( 5.38m x 4.98m )

### Dining Room

10' 7" x 9' 8" ( 3.23m x 2.95m )

### Study

6' 9" x 7' 3" ( 2.06m x 2.21m )

### Conservatory

14' 8" x 14' 6" ( 4.47m x 4.42m )

### Kitchen

11' 1" x 11' 7" ( 3.38m x 3.53m )

### Wc

7' 4" x 3' 3" ( 2.24m x 0.99m )

### Bedroom 1

11' 1" Max x 15' 1" Max ( 3.38m Max x 4.60m Max )

### Bedroom 2

11' 1" Max x 8' 8" Max ( 3.38m Max x 2.64m Max )  
Restricted Head Height

### Bedroom 3

10' 1" Max x 10' 2" Max ( 3.07m Max x 3.10m Max )

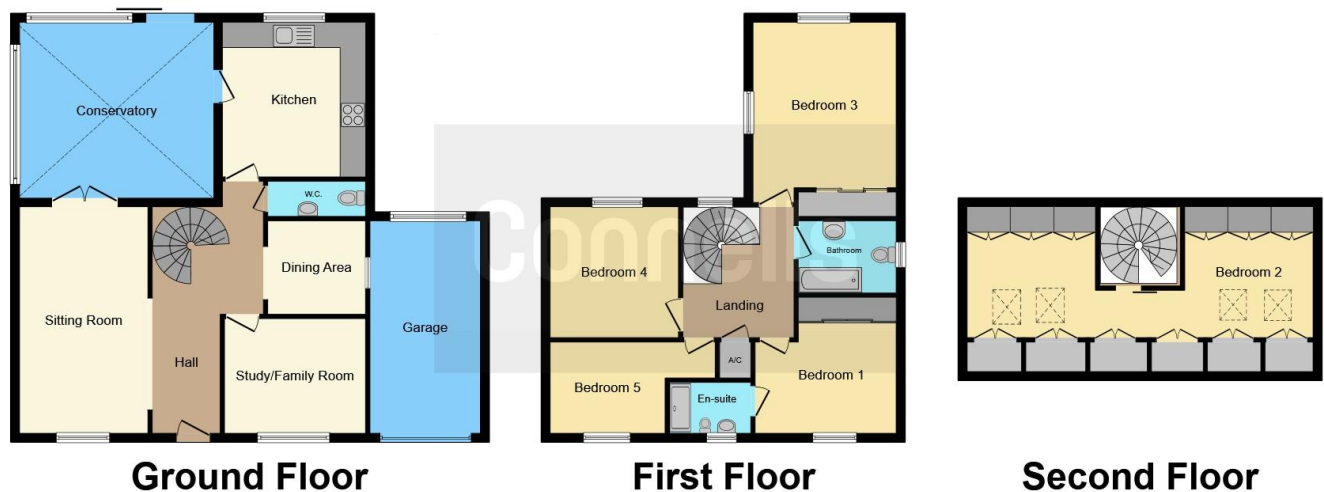
### Bedroom 4

13' 7" x 7' 5" ( 4.14m x 2.26m )

### Bedroom 5

7' 5" Max x 9' Max ( 2.26m Max x 2.74m Max )





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](http://www.focalagent.com)

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EPC Rating: C Council Tax  
 Band: E

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Tenure: Freehold



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