



**Connells**  
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**FOR SALE**

**Connells**

Quarry Road  
Witney



### Property Description

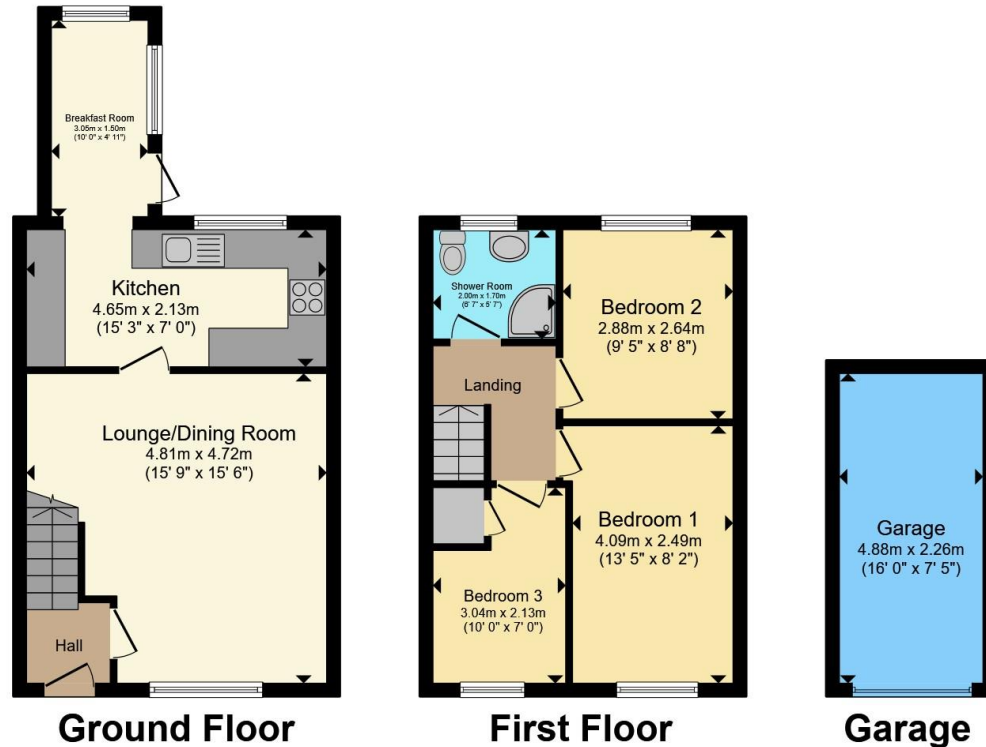
Located on the sought after Quarry Road, this well-proportioned three bedroom family home is set in a convenient residential position close to local amenities, the property provides comfortable living spaces throughout and represents an excellent opportunity for those seeking a practical and welcoming home.

The ground floor features a spacious lounge/dining room stretching the full depth of the property, creating a bright and versatile living area perfect for relaxing or entertaining. To the rear, the generous kitchen offers ample worktop space, fitted units, and a separate breakfast room.

Upstairs, the first floor hosts three generous bedrooms, including a well sized main bedroom positioned at the front of the home. Bedroom two offers additional double proportions, while bedroom three serves perfectly as a child's room, guest room, or home office. A modern shower room completes the upper level, fitted with contemporary fixtures.

Externally, the property benefits from a private rear garden and a separate garage, providing excellent storage or parking flexibility. With its practical layout, desirable location, and well balanced accommodation, this Quarry Road home presents a superb opportunity for buyers looking to move into an established and well connected part of the area.





Total floor area 81.1 m<sup>2</sup> (873 sq.ft.) approx

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.propertybox.io](http://www.propertybox.io)



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13 Corn Street  
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EPC Rating: D Council Tax Band: C

**view this property online [connells.co.uk/Property/WNY305922](http://connells.co.uk/Property/WNY305922)**

Tenure: Freehold



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 will be 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, fittings or services and it is in the buyers interest to check the working condition of any appliances.

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