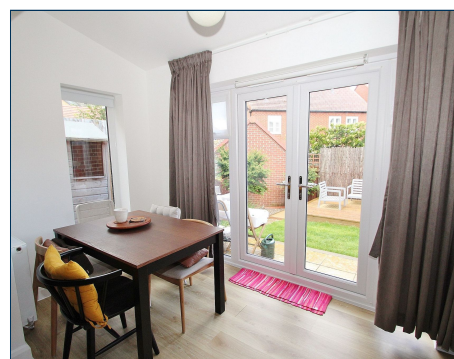




33 Kestrel Crescent, Witney OX28 6NX

Draft details - may be subject to alterations. Distances - Witney, Market Square c. 1.3 miles / Oxford c. 12 miles / Hanborough Train Station c. 6.6 miles.

Built around 2021, an extended 2 bedroom semi-detached house with a driveway to the side providing parking for c. 2 vehicles. The property is well placed on this highly regarded development by David Wilson Homes and the extension to the rear has provided a dining area off the original living room. Gas central heating is installed and double glazing is fitted. There is a well stocked, appealing garden to the rear.

**THOMAS
MERRIFIELD**

SALES LETTINGS

e. witney@thomasmerrifield.co.uk

t. 01993 772000

Price £339,950

www.thomasmerrifield.co.uk

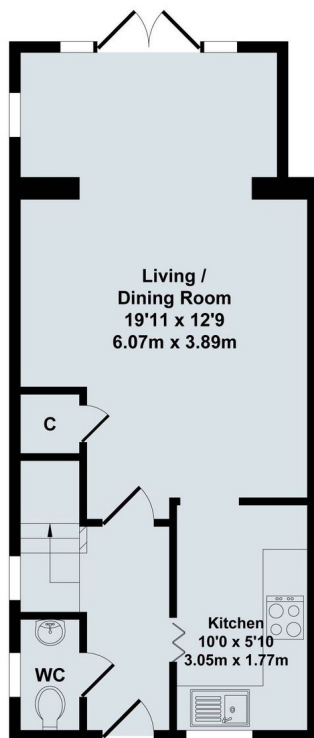


33 Kestrel Crescent, Witney, Oxfordshire OX28 6NX

- Entrance Hall
- Cloakroom
- Living Area
- Dining Area (the extension)
- Kitchen
- 2 Bedrooms
- Bathroom
- Double Glazing & GCH
- Driveway Parking For c. 2 Vehicles
- Appealing Nicely Stocked Garden

Directions

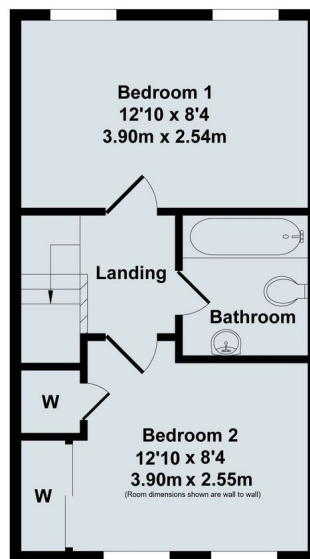
Leave Witney Market Square via Corn Street. Take the third exit at the roundabout onto Tower Hill. Turn right at the mini roundabout at the top of the road. Take the next left turn into Skylark Way. At the 'T' junction turn right into Heron Drive. Turn right into Kestrel Crescent number 33 is found on the left hand side. 01126



Ground Floor



33 Kestrel Crescent, Witney
Total Approx. Floor Area 677 Sq.Ft. (62.90 Sq.M.)
All items illustrated on this plan are included in the "Total Approx Floor Area"



First Floor

Local Authority:

WODC Tax Band B / EPC Rating: 83/B / Estate Charge £134.78 p.a.

Contact:

52 Market Square, Witney,
Oxfordshire, OX28 6AF

All mains services. Ultrafast broadband available.
Mobile & data: '3'- 82% performance (source: Ofcom).

Tenure:

Freehold

Tel: 01993 772000

Email: witney@thomasmerrifield.co.uk

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3. All areas, measurements or distances are approximate. The particulars are intended for guidance only and are not necessarily comprehensive. A wide angle lens may have been used in photography. Thomas Merrifield have not tested appliances or services and it should not be assumed that the property has all necessary planning, building regulation and other consents. Buyers must satisfy themselves with the property by inspection or otherwise.
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