



52 Dark Lane, Witney OX28 6LX

Draft details - may be subject to alterations. Distances - Witney, Market Square c. 0.6 miles / Hanborough Train Station c. 6 miles / Oxford c. 11 miles
Situating at the end of a pleasant cul-de-sac and very well placed for the town centre amenities, a 4 bedroom link-detached house offered 'For Sale' with NO ONWARD CHAIN. The accommodation benefits from both gas central heating and double glazing (replaced in c. 2024) and features a downstairs cloakroom, 2 reception areas and a conservatory, whilst on the first floor is both a family bathroom and an ensuite shower room. There is the further advantage of an attached garage and driveway parking and the gardens are attractive and of good size.

**THOMAS
MERRIFIELD**

SALES LETTINGS

e. witney@thomasmerrifield.co.uk

t. 01993 772000

Price £465,000

www.thomasmerrifield.co.uk



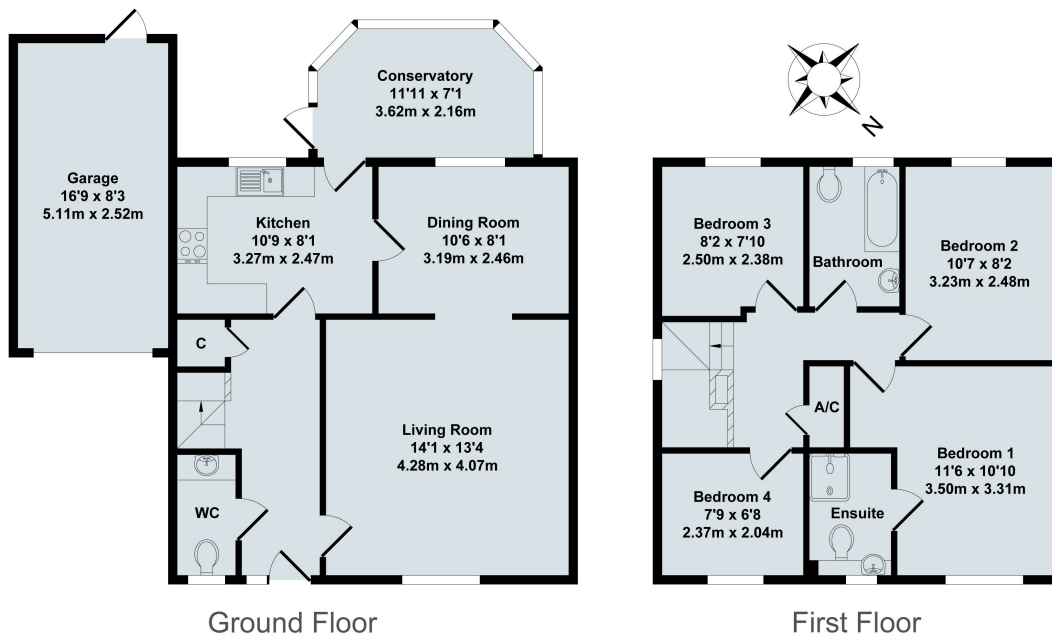
52 Dark Lane, Witney, Oxfordshire OX28 6LX

- Entrance Hall
- Cloakroom
- 2 Reception Areas
- Conservatory
- 4 Bedrooms
- Ensuite & Family Bathroom
- Attractive Gardens
- Attached Garage & Driveway Parking
- Double Glazing (c.2024) & GCH
- No Onward Chain

Directions

Leave Witney town centre via Mill Street and turn left at the traffic lights into Woodford Way. Turn almost immediately right into Dark Lane and right again into the cul-de-sac.

All mains services. Ultrafast broadband available. Mobile & data: '3' - 81% performance (source: Ofcom).



52 Dark Lane, Witney
 Total Approx. Floor Area 1195 Sq.Ft. (111.0 Sq.M.)
 All items illustrated on this plan are included in the "Total Approx Floor Area"

Local Authority:
 WODC Tax Band D / EPC Rating: 78/C

Contact:
 52 Market Square, Witney,
 Oxfordshire, OX28 6AF

Properties built pre-2000 may contain asbestos in certain materials used in their construction or in subsequent building work. Examples of these materials are; Artex, vinyl tiles, sheet boards, corrugated roofing, pipework and lagging/insulation. These are generally considered safe unless disturbed but prospective buyers must take their own advice.

Tenure:
 Freehold

Tel: 01993 772000
Email: witney@thomasmerrifield.co.uk

Important Notice

Thomas Merrifield for themselves and their clients give notice that:-

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2. Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement.
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