

17 OAKDALE ROAD  
WITNEY  
OX28 1AX

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# 17 Oakdale Road

Witney OX28 1AX

Madley Park fits the bill for family living with its local shops, primary and secondary education, and nearby bus links. This attractive, double fronted property is beautifully presented and enjoys a gated driveway with double garage.

Filled with natural light the generous accommodation includes a good size entrance hall, spacious sitting room with feature fireplace and doors to the garden and well-appointed, contemporary fitted kitchen/breakfast room. The separate dining room, study and cloakroom complete the ground floor picture.

To the first floor the master bedroom has an ensuite and dressing area with three further bedrooms well served by the modern bathroom.

Enjoying a good degree of privacy the garden is fully enclosed providing a safe space for children and pets alike. The paved space is ideal for a spot of alfresco dining. This splendid home is a perfect start to enjoying life on this desirable edge of town development.



Enclosed

**Guide Price: £580,000**











**Council Tax:**  
Band E - £2,533.44

**Parking**  
Gated Driveway and  
Garage

**Local Authority**  
West Oxfordshire  
District Council

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(95-100)	A		
(81-94)	B		82
(69-80)	C		
(55-68)	D	68	
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

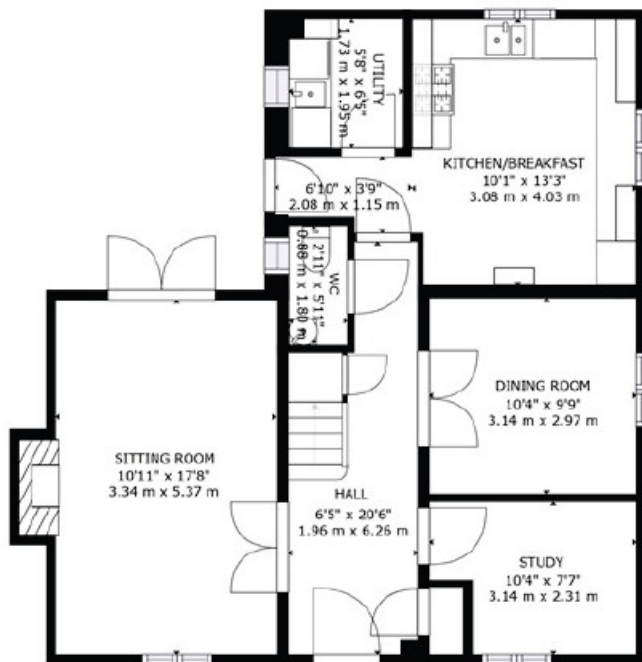
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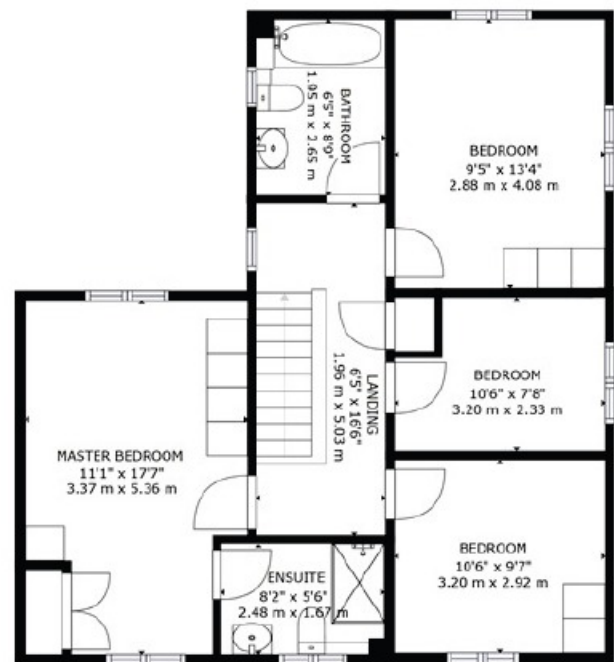
# “Agent's comment”

*Madley Park has its own range of shops and primary school and is within a short walk of the Woodgreen Secondary School. Also within walking distance is the main Oxford bus route with easy road access to the A40. The main town centre and all its amenities is a short drive or a pleasant walk across Langel Common will take you to Waitrose.*

*Properties along Oakdale Road are rarely available and an appointment to view this beautiful home will definitely not disappoint!*



FLOOR 1

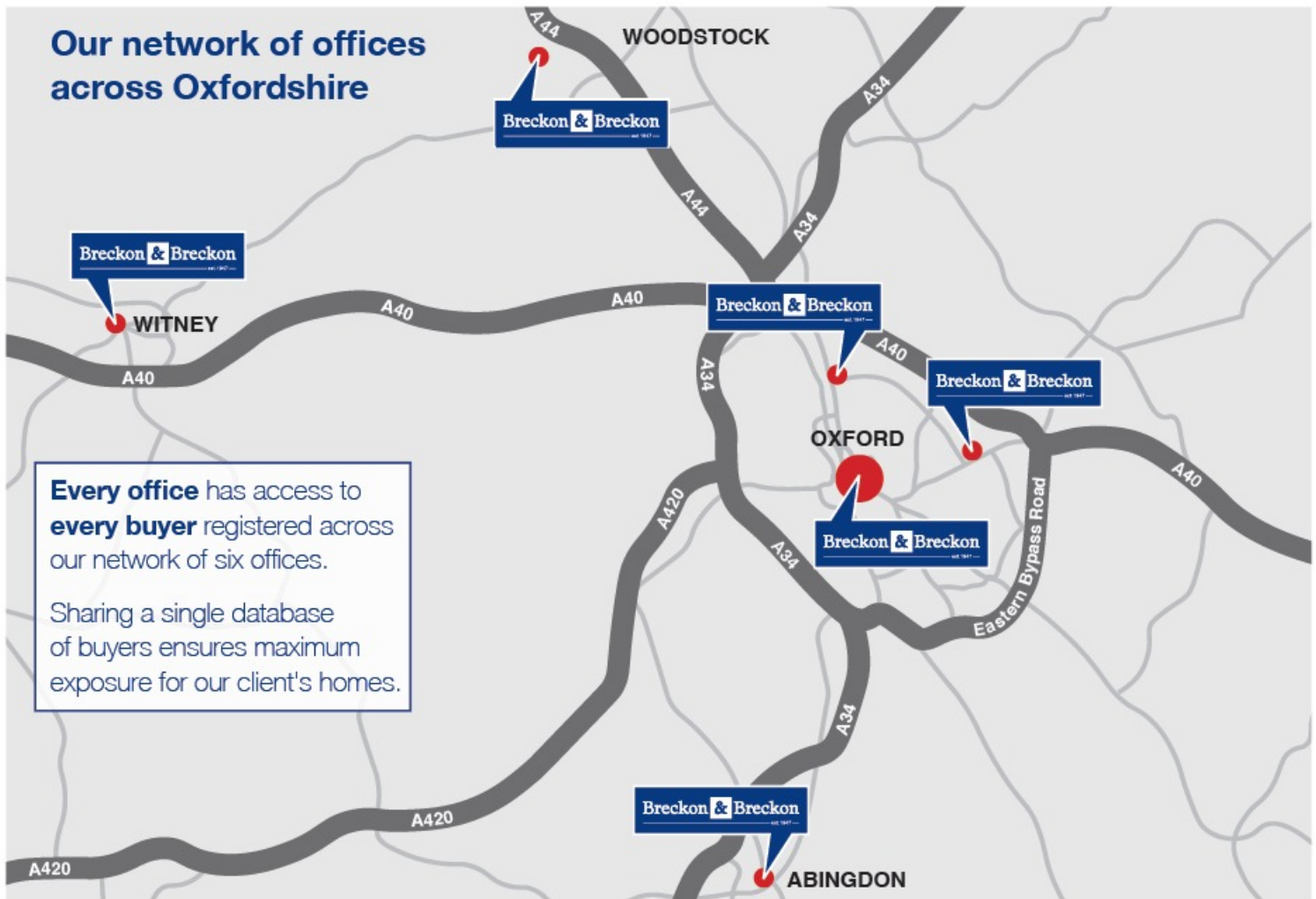


FLOOR 2

GROSS INTERNAL AREA  
 FLOOR 1: 748 sq. ft. 70 m<sup>2</sup>, FLOOR 2: 735 sq. ft. 68 m<sup>2</sup>  
 TOTAL: 1484 sq. ft. 138 m<sup>2</sup>  
 SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.



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