



Chestnut Close, Witney

Breckon & Breckon  
est. 1947

# 23 Chestnut Close

Witney OX28 1PD

## £350,000

Guide Price



### Agent's Comment

*"A superb family home ideally located within walking distance of the town and main bus links to Oxford"*

Situated in a quiet cul-de-sac off one of Witney's popular residential roads this semi-detached family home is presented in good order and enjoys the benefit of a garage and driveway. The accommodation includes a light and airy sitting room with separate dining room and cloakroom. The modern kitchen offers a good range of units and opens to the garden. There are two double bedrooms, a single and shower room to the first floor.

The delightful rear garden is well stocked with a host of plants, shrubs and lawn area. It affords a high degree of privacy with a delightful seating area to the rear boundary which is a wonderful spot for alfresco dining. The front driveway provides parking alongside the single garage. A truly delightful property in every respect and one that should be viewed to fully appreciate the location.

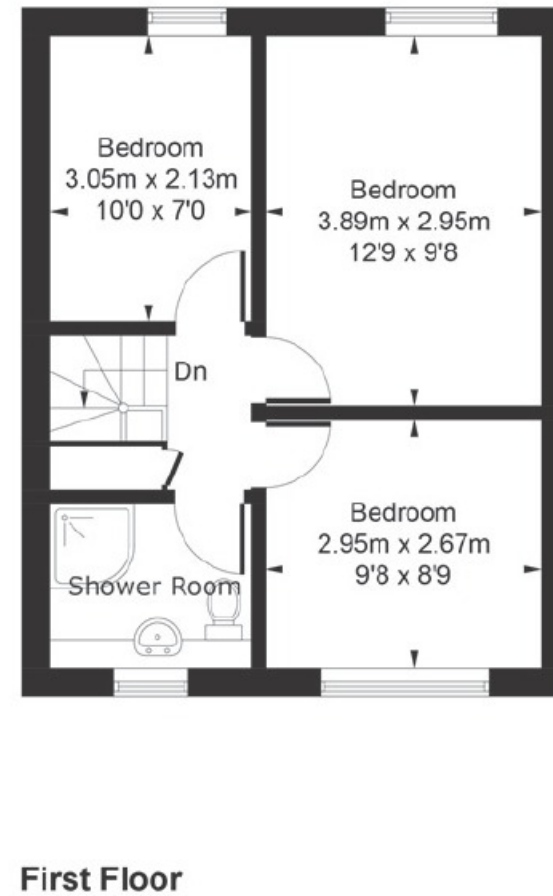
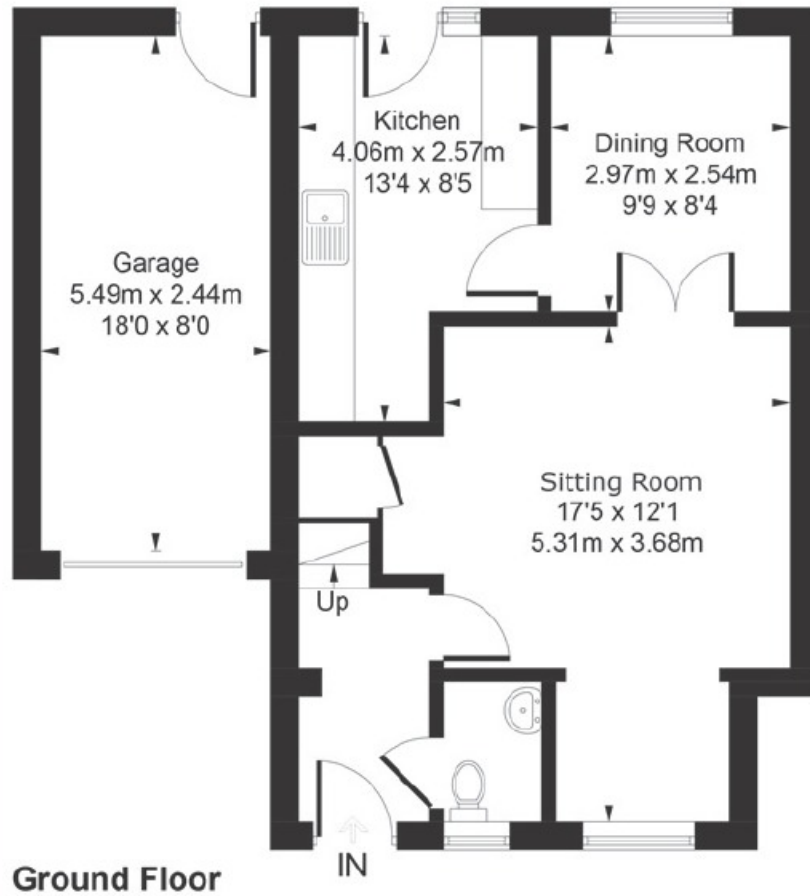


Fully Enclosed



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Approximate Gross Internal Area = 78.7 sq m / 847 sq ft  
 Garage = 13.6 sq m / 146 sq ft  
 Total = 92.3 sq m / 993 sq ft



**Breckon & Breckon**

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Witney

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**Oxford city centre**

Tel: 01865 244735 (sales)  
 Tel: 01865 201111 (letting)

**Summertown**

Tel: 01865 310300 (sales)  
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Tel: 01993 811881 (sales)  
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**Witney**

Tel: 01993 776775 (sales)  
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**Council Tax Band:**  
 Band D - £2,276.52

**Local Authority:**  
 West Oxfordshire  
 District Council

AWAITING  
 EPC