



Hazel Close, Witney

Breckon & Breckon
est. 1947

26 Hazel Close

Witney OX28 1EL

£350,000

Guide Price



Located on the ever popular Madley Park which fits the bill for family living with its local shops, primary and secondary education, and nearby bus links this superb family home is one not to be missed.

Enjoying a prime spot along a pleasant close, this superb end of terrace property offers spacious accommodation across two floors. The good size living/dining room enjoys plenty of natural light being dual aspect with doors to the garden and the well-appointed kitchen includes a range of modern units with door leading to the parking area. The cloakroom and study/dining room conclude the ground floor. To the first floor the principal bedroom has an ensuite with two further bedrooms served by the contemporary fitted bathroom.

The rear garden has been set with low maintenance in mind and is fully enclosed with lawn and patio area. Further attributes enjoyed by this wonderful home are a garage with parking, gas central heating and an appointment to view is highly recommended.

Agent's Comment

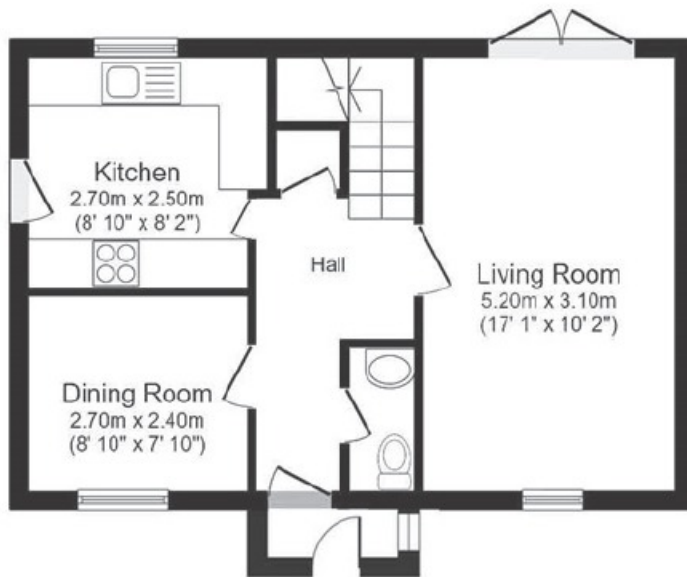
"Superbly positioned close to local shops, schools and transport links, this really is a property to be viewed"



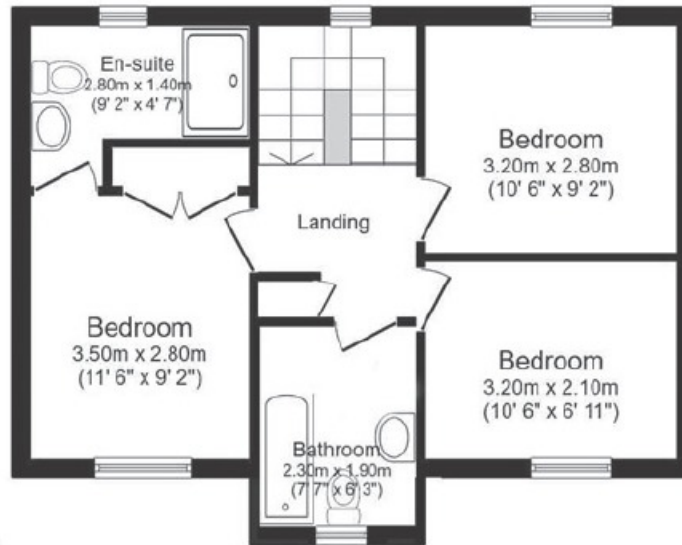
Fully Enclosed



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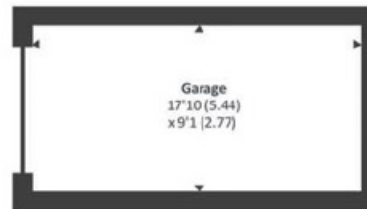


GROUND FLOOR
Floor area 42.4 sq.m. (456 sq.ft.) approx



FIRST FLOOR
Floor area 42.4 sq.m. (456 sq.ft.) approx

Garden
Approximate
34' (10.36)
x 27'4 (8.34)



Total floor area 106.6 sq.m. (1148 sq.ft.) approx

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Witney

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Oxford city centre

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Summertown

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

Tel: 01993 776775 (sales)
Tel: 01865 201111 (letting)



Council Tax Band:

Band D £2,276.52

Local Authority:

West Oxfordshire District Council

Energy Efficiency Rating		Current	Potential
Very energy efficient - deep energy retrofit	A		
Energy efficient	B		
Decent energy efficiency	C		
Some energy efficiency	D		
Low energy efficiency	E		
Very low energy efficiency	F		
Least energy efficient - higher heating costs	G	73	61