



Park View Road, Witney

Breckon & Breckon  
est. 1947

# 24 Park View Road

Witney OX28 1GA

## £375,000

Guide Price



### Agent's Comment

*"A wonderful, ready to move into home enjoying a prime spot close to all amenities"*

Madley Park fits the bill for family living with its local shops, primary school, nearby secondary education, and main bus links within easy reach. This super family home is presented in good order throughout and enjoys a quiet spot on the edge of the development.

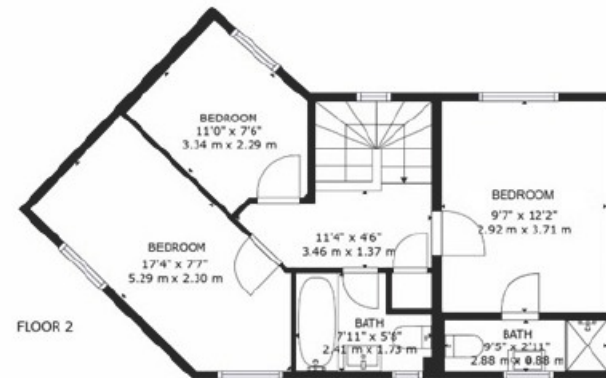
The accommodation includes a modern kitchen fitted with a wide range of units, integrated appliances, space for dining and view over the garden through French doors, a light filled, dual aspect sitting room offers a spacious area for relaxing and also opens to the garden. The entrance hall has a cloakroom off and completes the ground floor area. The master bedroom has an ensuite shower room and the second double and single bedrooms are well served by the contemporary fitted bathroom.

The garden affords a good degree of privacy and is set with low-maintenance in mind. A paved patio is ideal for alfresco dining and a gate leads to the front and also into the garage. The driveway and garage are further attributes. Overall a delightful home worthy of an early viewing.





**IMPORTANT NOTICE:** These particulars are for information purposes only and do not in whole or in part constitute or form part of any offer or contract, nor should any statement obtained herein be relied upon as a statement or representation of fact. Breckon & Breckon do not test whether the services connected to the property, heating systems and domestic appliances are in working order. We therefore recommend that the purchaser obtains verification from their surveyor or solicitor. Whilst every attempt has been made to ensure the accuracy of the floor plans contained here, measurements of doors, windows and rooms are approximate and no responsibility is taken for any error, omission or mis-statement. These plans are for representation purposes only as defined by the RICS code of measuring practice and should be used as such by any possible purchaser.



GROSS INTERNAL AREA  
 FLOOR 1: 487 sq. ft. 45 m<sup>2</sup>, FLOOR 2: 482 sq. ft. 45 m<sup>2</sup>  
 TOTAL: 969 sq. ft. 90 m<sup>2</sup>  
 SIZES AND DIMENSIONS ARE APPROXIMATE. ACTUAL MAY VARY.

**Breckon & Breckon**

est. 1947

Witney

01993 776 775

10 Market Square

Witney, Oxfordshire

OX28 6BB

witney@breckon.co.uk

breckon.co.uk



**Oxford city centre**

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

**Summertown**

Tel: 01865 310300 (sales)  
 Tel: 01865 558999 (apartments)

**Headington**

Tel: 01865 750200 (sales)  
 Tel: 01865 763999 (letting)

**Abingdon**

Tel: 01235 550 550 (sales)  
 Tel: 01235 554 040 (letting)

**Woodstock**

Tel: 01993 811881 (sales)  
 Tel: 01993 810100 (letting)

**Witney**

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



**Council Tax Band:**

Band C  
 £2,024

**Local Authority:**

West Oxfordshire  
 District Council

Energy Efficiency Rating		Current	Target
100-91	A	76	87
90-81	B		
80-65	C		
64-55	D		
54-45	E		
44-35	F		
34-20	G		

See energy efficient - target rating scale  
 England, Scotland & Wales