

Springfield Park, Witney



# 13 Springfield Park

Witney OX28 6EF

£475,000

Guide Price



Set just off the Burford Road, Springfield Park is an established area within walking distance of schools and the bustling town centre. This superb family home has been in the same ownership for many years offers approx. 1,218 sq ft of spacious family living across two floors. The kitchen is set with an excellent range of white units with integrated oven and space for white goods. A light and airy sitting room is centred around the stove, a wonderful place to relax on a chilly evening. Opening through to the dining room with ample space for family meals and this flows through to the conservatory, a lovely spot to enjoy the view across the garden. The shower room and separate WC complete the ground floor picture. To the first floor the principle bedroom has an ensuite with two further double rooms.

Delightful gardens afford a high degree of privacy and offer a patio area, generous area of lawn, mature shrubs and central path. There is a wooden shed to the rear boundary. A wonderful home being sold with no onward chain and an appointment to view is highly recommended.

**Agent's Comment** 

"Springfield Park is within easy reach of shops, schools, mainline Oxford bus links and the A40 to Oxford/Cheltenham"



















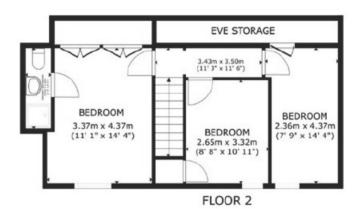






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FLOOR 1 69.2 m² (745 sq.ft. / 69.2 sq.m) FLOOR 2 45.5 m² (490 sq.ft. / 45.5 sq.m) TOTAL: 114.7 m² (1,235 sq.ft.) SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.



## SPRINGFIELD PARK FLOORPLAN



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)

CONSERVATORY 2.69m x 2.81m (8' 10" x 9' 3")

DINING ROOM

2.79m x 2.37m

(9' 2" x 7' 9")

LIVING ROOM

4.07m x 4.80m

(13' 4" x 15' 9")

FLOOR 1

#### Summertown

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

## Headington

**ENTRANCE** 

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

LEAN-TO 3.16m x 1.73m

(10' 4" x 5' 8")

GARAGE

(13' 9" x 13' 1")

4.2m x 4m

KITCHEN

4.37m x 2.38m

(14' 4" x 7' 10")

#### 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 D - £2,391.22

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Local Authority: West Oxfordshire District Council

