



25 VALENCE CRESCENT

WITNEY OX28 5GD



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Breckon & Breckon
est.1947

GUIDE PRICE £575,000



Nicely positioned on the western edge of Witney, Deer Park boasts a range of local shops, primary school, open green areas and is a very popular choice for family living. This fine home has been well looked after across the years and offers superb living space across two floors. The feature fireplace in the sitting room is a superb focal point, and the dining room opens to the sunny conservatory. The kitchen/breakfast offers a wide range of units, integrated appliances, and space for white goods. There is room for breakfast dining and a useful utility is just off the main room. The cloakroom and study complete the excellent ground floor picture.

Externally, the generous garden enjoys a high degree of privacy and is laid mainly to lawn with a gravel seating area to enjoy alfresco dining. There is a double garage and driveway to the front.

AGENTS COMMENT

Easy access to a main bus route and just a short walk to open countryside are additional attributes that enhance this desirable family home.



4



3



2



Enclosed





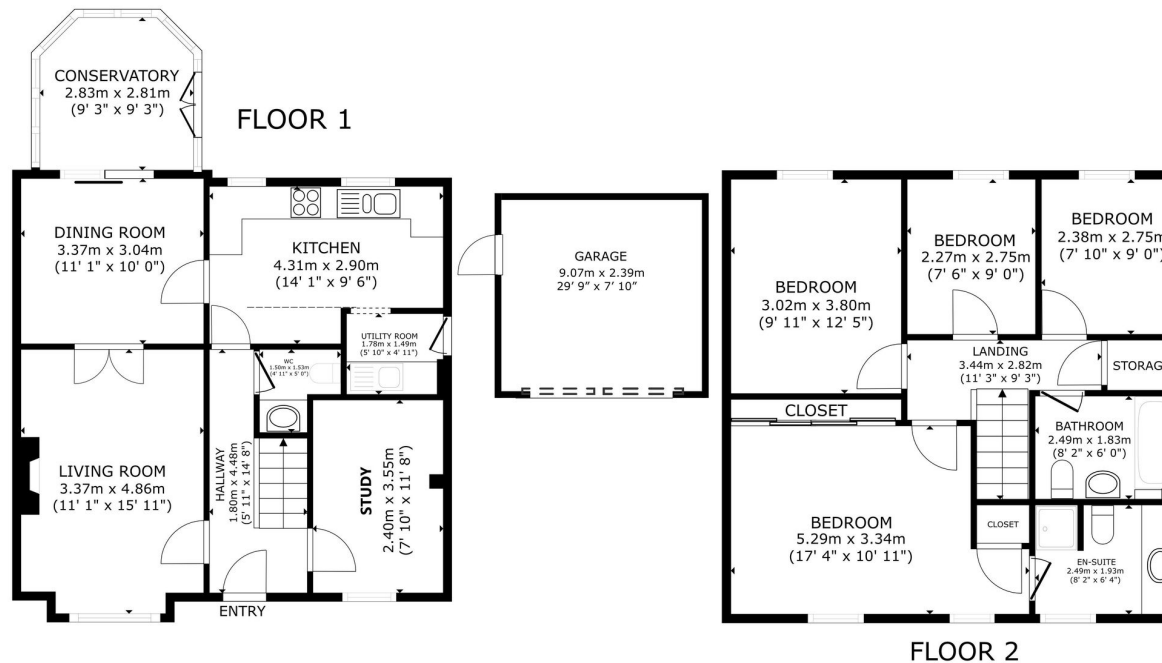
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Sharing a single database of buyers ensures maximum exposure for our clients.

Witney Sales

10 Market Square
Witney Oxfordshire
OX28 6BB

t: 01993 776 775
e: witney@breckon.co.uk



GROSS INTERNAL AREA (EXCLUDING GARAGE)
FLOOR 1 67.3 m² (724 sq.ft.) FLOOR 2 60.7 m² (653 sq.ft.)
TOTAL: 128.0 m² (1,377 sq.ft.)
SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.

Summertown
t: 01865 310 300 (sales)
t: 01865 20 1111 (letting)
e: summertown@breckon.co.uk

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t: 01865 244 735 (sales)
t: 01865 20 1111 (letting)
e: post@breckon.co.uk

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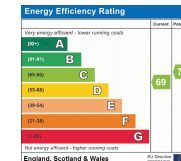
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Land Team
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Letting and Property Management
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Creative Department
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Council Tax

Band £Price

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For an **up-to-date** valuation, please call me, I'd love to **help** you move.

