



40 Mary Ellis Way, Witney

Guide Price **£525,000**



40 Mary Ellis Way

A spacious four-bedroom detached home located on the popular Windrush development.

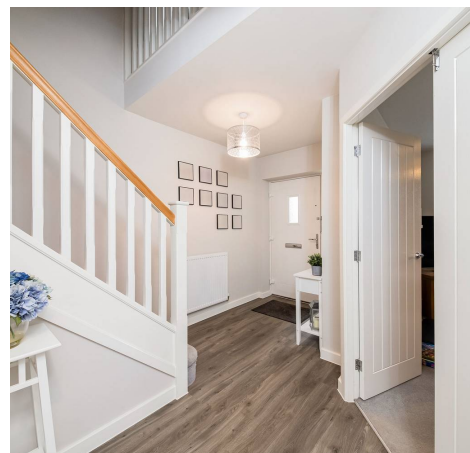
Council Tax band: E

Tenure: Freehold

EPC Energy Efficiency Rating: B

EPC Environmental Impact Rating: B

- Detached four bedroom 'Bloor' built family home located on the popular Windrush development.
- Four spacious bedrooms, two with ensuites and a family bathroom.
- Kitchen/dining room with integrated appliances, separate utility room and doors leading to the garden.
- Garage and driveway parking.
- Overlooking green open space to the front.
- Within walking distance of Witney town centre.





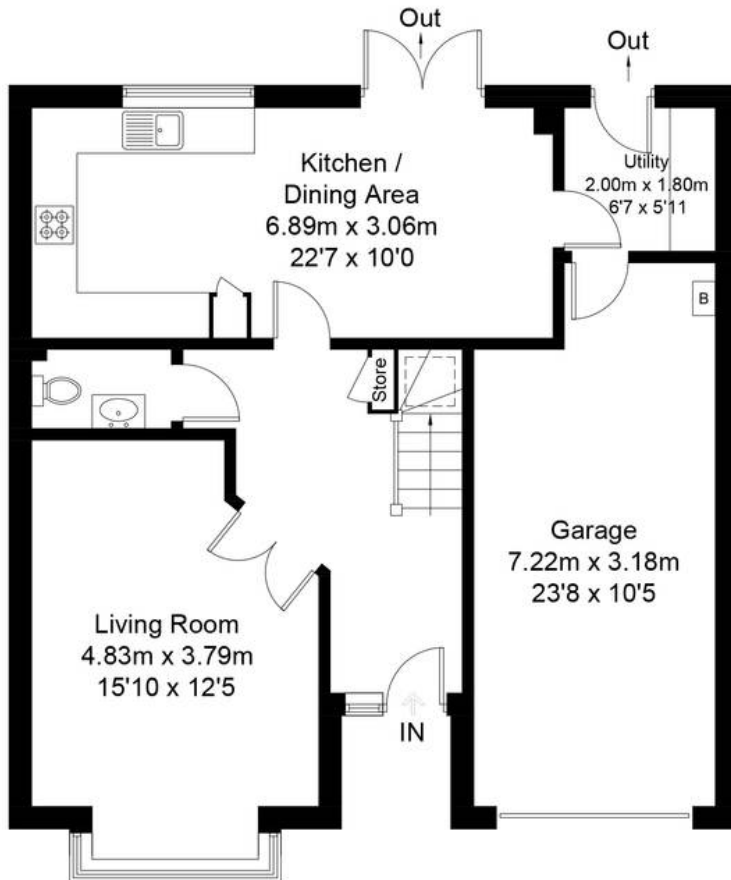
Mary Ellis Way, OX29

Approximate Gross Internal Area = 134.6 sq m / 1449 sq ft


Garage = 21.9 sq m / 236 sq ft

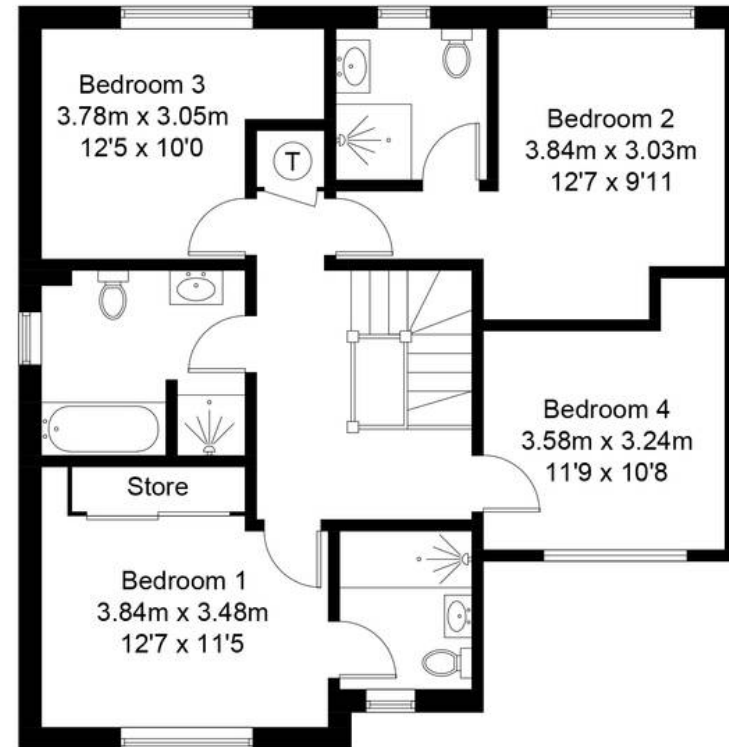
Total = 156.5 sq m / 1685 sq ft

For identification only - Not to scale

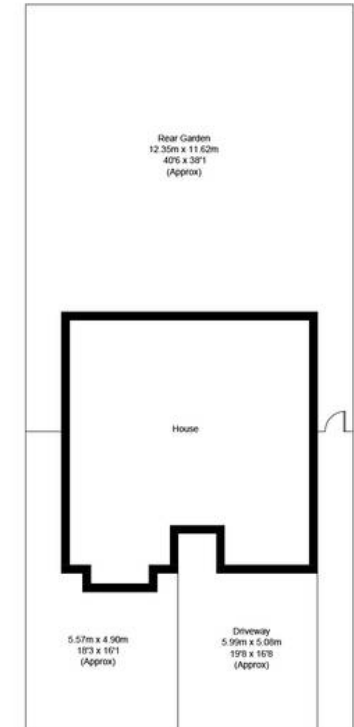


Ground Floor

 = Reduced headroom below 1.5m / 5'0



First Floor





Simpsons Witney Branch

4 Langdale Court, Witney - OX28 6AD

01993 835030 • witney@simpsonsproperty.com • www.simpsonsproperty.com/