



## 264 Thorney Leys, Witney

Guide Price £340,000





## 264 Thorney Leys

A fantastic two bedroom semi-detached home that has been both extended and much improved by the current owners located on the popular Thorney Leys development.

Council Tax band: C

Tenure: Freehold

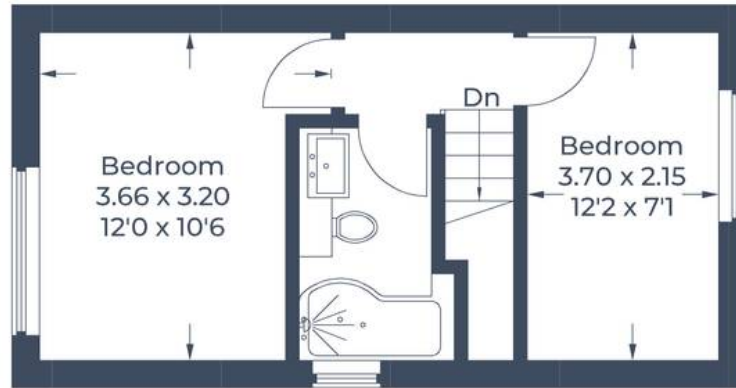
EPC Energy Efficiency Rating: C

EPC Environmental Impact Rating: D

- A beautifully presented and much improved two bedroom semi-detached home located on the popular Thorney Leys development.
- Open plan kitchen/dining room with integrated appliances and bi-fold doors leading to the rear garden.
- Two spacious bedrooms.
- Modern bathroom with bath, shower, heated towel rail and vanity units.
- South facing rear garden laid to lawn with large patio.
- Off street parking for multiple vehicles

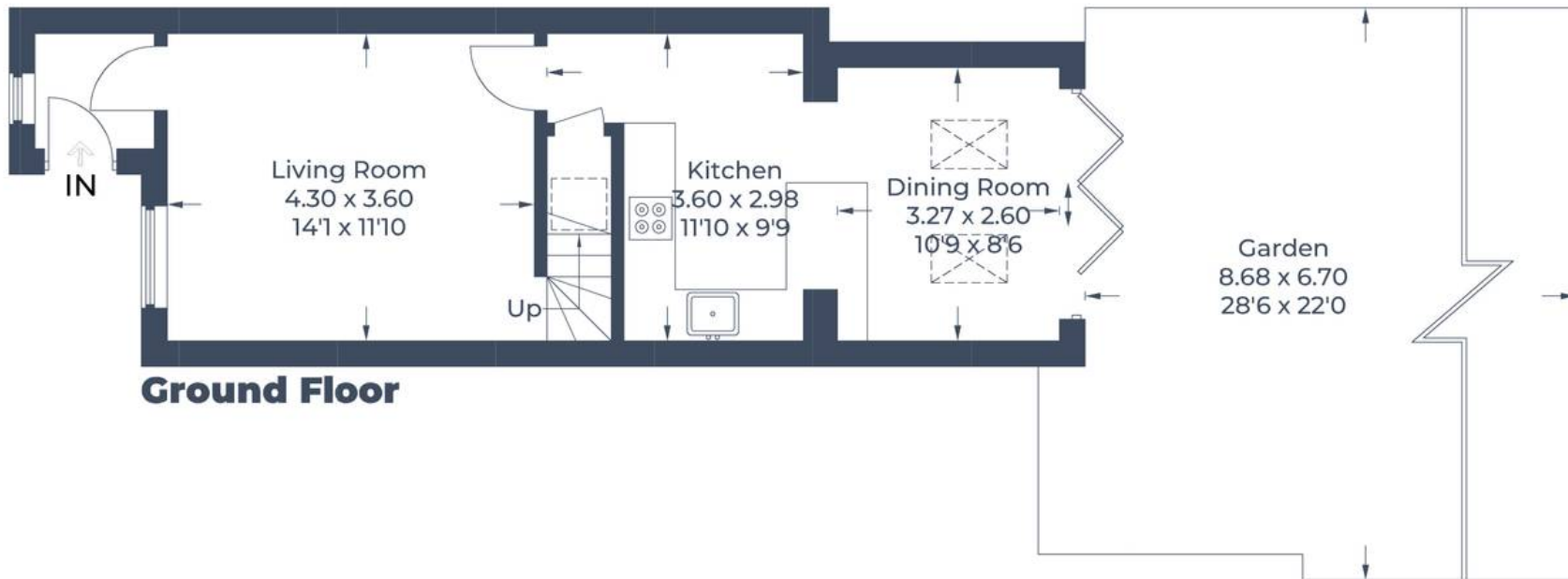


Approximate Gross Internal Area  
Ground Floor = 39.0 sq m / 420 sq ft  
First Floor = 26.8 sq m / 288 sq ft  
Total = 65.8 sq m / 708 sq ft



 = Reduced headroom below 1.5m / 5'0

**First Floor**



**Ground Floor**

Illustration for identification purposes only,  
measurements are approximate, not to scale.





## Simpsons Witney Branch

4 Langdale Court Witney, Oxfordshire - OX28 6AD

01993 835030 • [witney@simpsonsproperty.com](mailto:witney@simpsonsproperty.com) • [www.simpsonsproperty.com/](http://www.simpsonsproperty.com/)