



17 Marsh Walk, Witney





## 17 Marsh Walk

Tucked away at the end of a cul-de-sac overlooking green open space is this neatly presented four/five bedroom detached home.

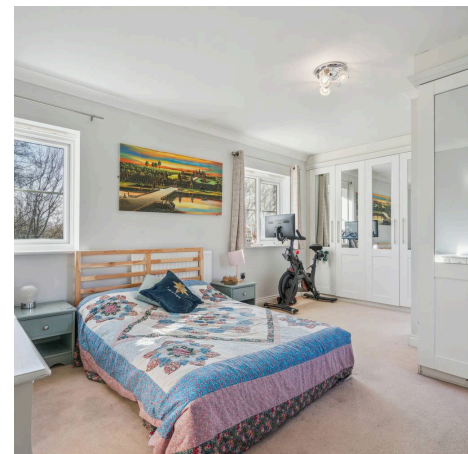
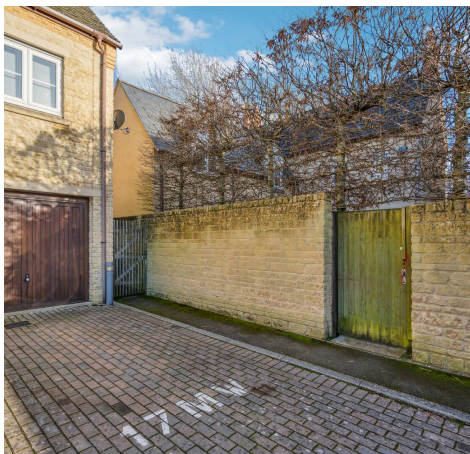
Council Tax band: F

Tenure: Freehold

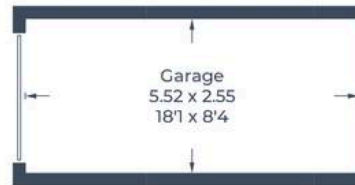
EPC Energy Efficiency Rating: C

EPC Environmental Impact Rating: C

- A neatly presented four/five bedroom detached home peacefully tucked away at the end of a cul-de-sac overlooking green open space.
- Garage and off-street parking.
- Open plan kitchen/dining room with integrated appliances and separate utility room.
- Bedrooms one and two both benefit from ensuite shower rooms.
- Opportunity to have a self contained ground floor annexe with kitchenette, bedroom and additional shower room.
- South-westerly facing garden.



Approximate Gross Internal Area  
 Ground Floor = 68.6 sq m / 738 sq ft  
 First Floor = 66.1 sq m / 711 sq ft  
 (Excluding Void)  
 Garage = 14.0 sq m / 151 sq ft  
 Total = 148.7 sq m / 1,600 sq ft



(Not Shown In Actual Location / Orientation)

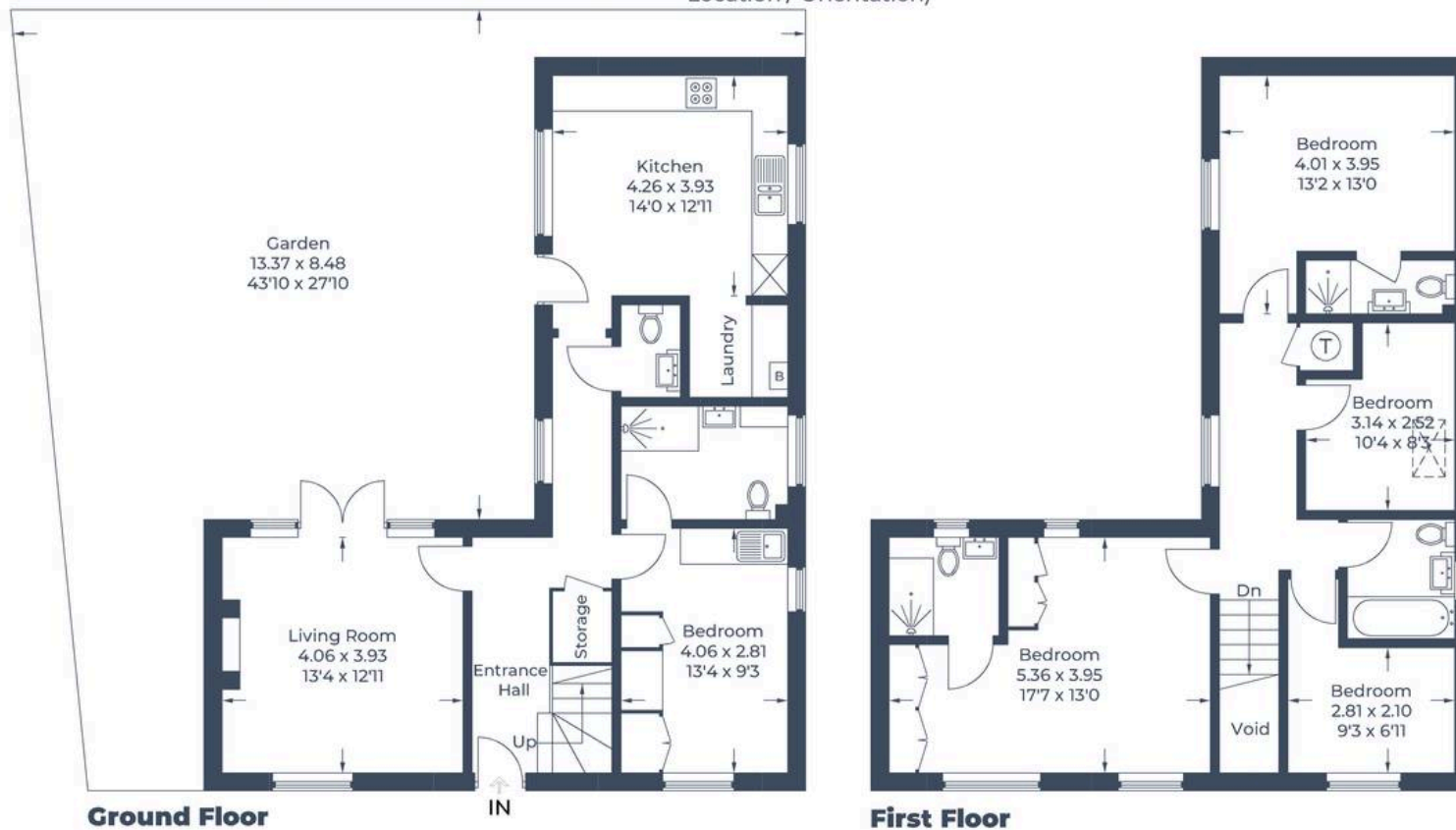


Illustration for identification purposes only,  
 measurements are approximate, not to scale.





## Simpsons Witney Branch

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