



**479 Thorney Leys, Witney**

In Excess of **£285,000**



## 479 Thorney Leys

A much improved and exceptionally well-presented two-bedroom end of terrace home located on the popular Thorney Leys development.

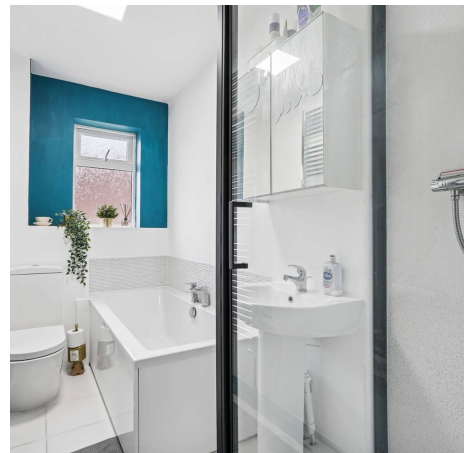
Council Tax band: B

Tenure: Freehold

EPC Energy Efficiency Rating: C

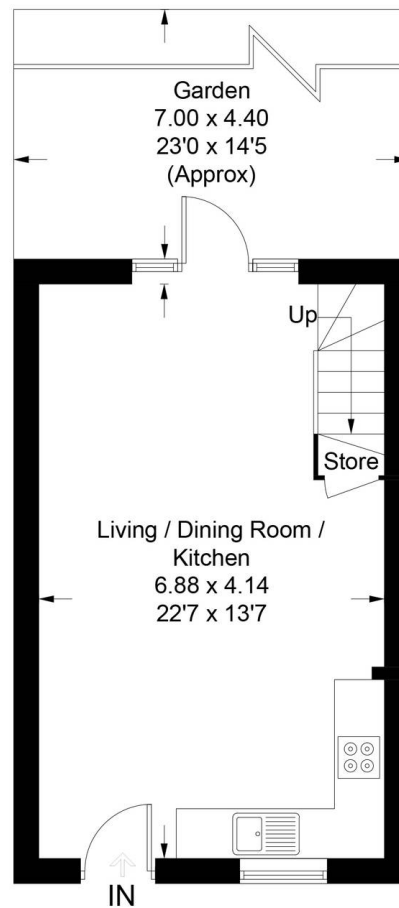
EPC Environmental Impact Rating: D

- A much improved and exceptionally well-presented two-bedroom end of terrace home located on the popular Thorney Leys development.
- Garage and off-street parking with EV charger.
- Landscaped south-facing garden.
- Open plan kitchen/dining/sitting room with door leading out to the garden.
- Two double bedrooms.
- Modern bathroom with bath and separate shower cubicle.

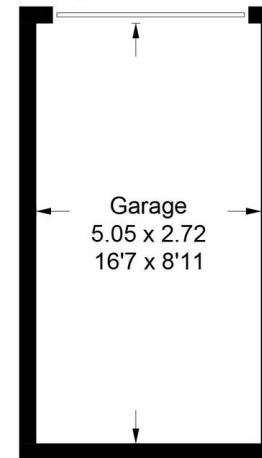


# Thorney Leys - Witney

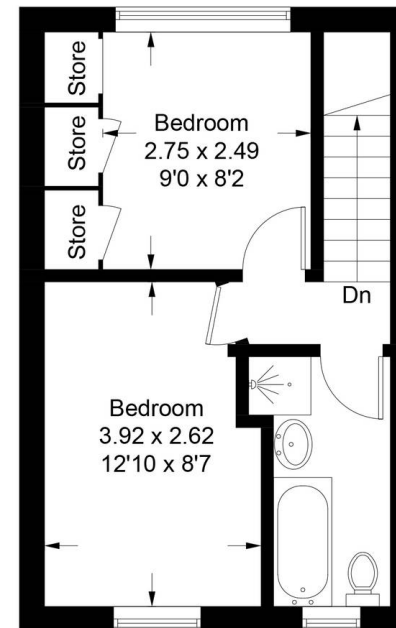
Approximate Gross Internal Area = 57.7 sq m / 621 sq ft  
Garage = 13.6 sq m / 146 sq ft  
Total = 71.3 sq m / 767 sq ft



**Ground Floor**



(Not Shown In Actual  
Location / Orientation)



**First Floor**



## Simpsons Witney Branch

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