



12 Edington Road, Witney





## 12 Edington Road

An excellent opportunity to acquire this beautifully presented and significantly enhanced four-bedroom detached home, situated in a desirable spot within the popular Deer Park development.

Council Tax band: E

Tenure: Freehold

EPC Energy Efficiency Rating: C

EPC Environmental Impact Rating:

- A wonderful opportunity to purchase a well-presented and much improved four-bedroom detached home located in a desirable spot on the popular Deer Park development.
- Open plan kitchen/dining room with high-quality integrated appliances, Quartz worktops and french doors leading out to the rear garden.
- Sitting room with feature fireplace.
- Two additional rooms to the ground floor including conservatory with doors leading out to the rear garden and office which could be used as a snug or ground floor bedroom.
- Master bedroom with built in wardrobes and ensuite.
- Three additional bedrooms plus the family bathroom.
- Converted garage/utility room with fully boarded generous loft space above.
- Off-street parking for up to four cars.

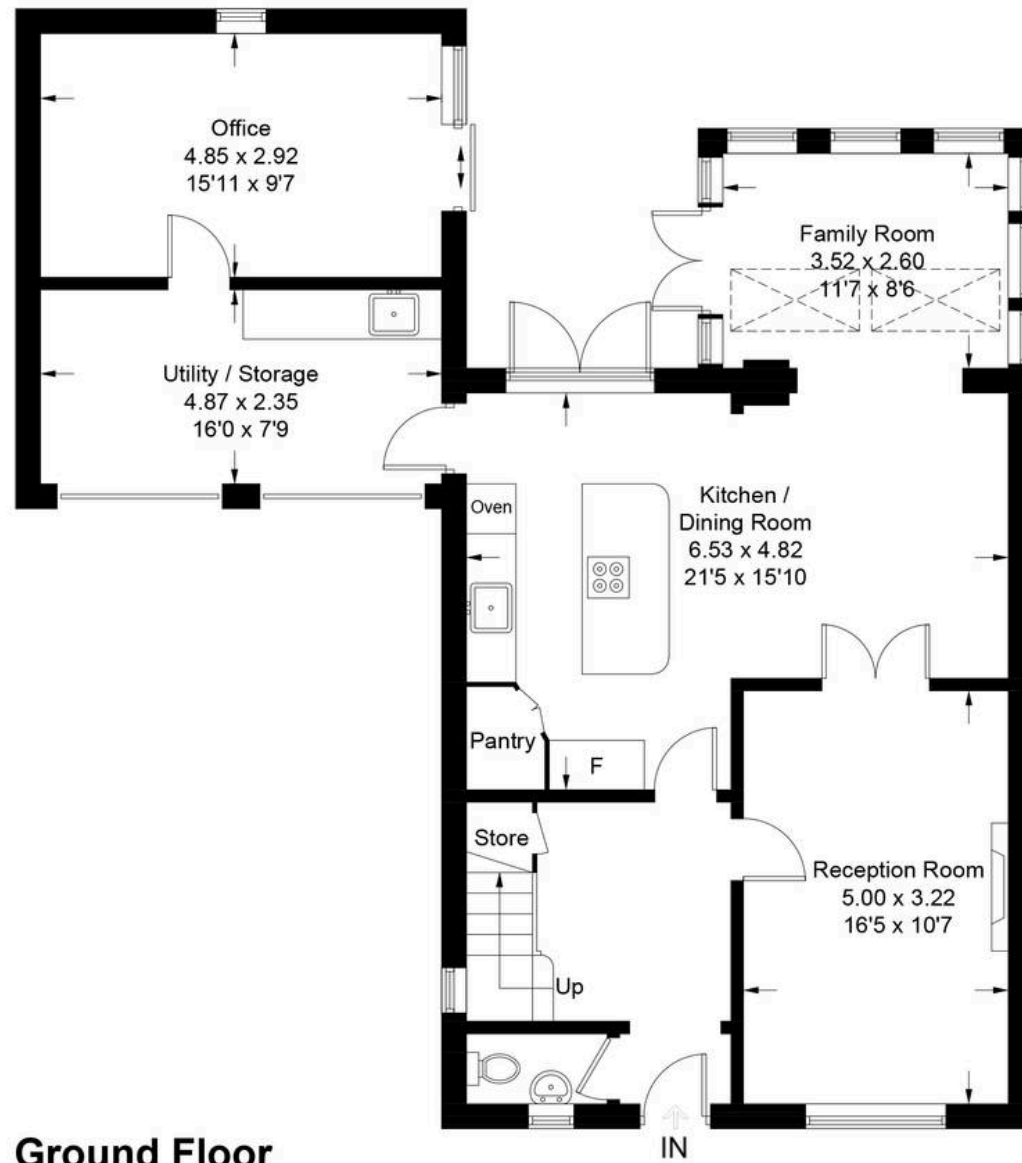




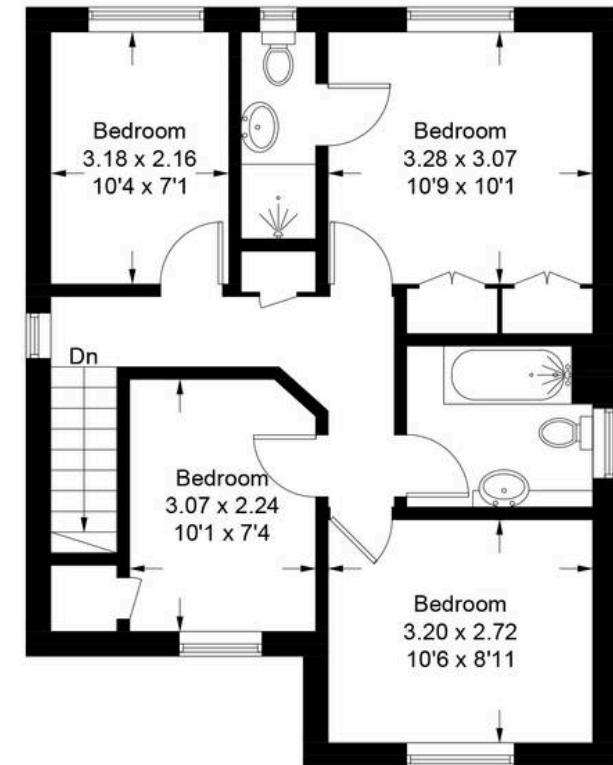


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Approximate Gross Internal Area = 145.4 sq m / 1565 sq ft



Ground Floor



First Floor

Illustration for identification purposes only, measurements are approximate, not to scale. Fourlabs.co © (ID1263973)





## Simpsons Witney Branch

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