



**23 GREEN LANE
WOODSTOCK, OX20 1JZ**

**£585,000
FREEHOLD**

- 3 bedroom bungalow
- Modern Kitchen
- Mature rear gardens
- Large driveway with parking for up to 3 vehicles
- Walking distance to Woodstock CE Primary and the Marlborough School
- Bright reception room
- Large garage
- Side garden with patio and potting shed
- Situated on a quite lane
- Boarded loft with ladders and insulation

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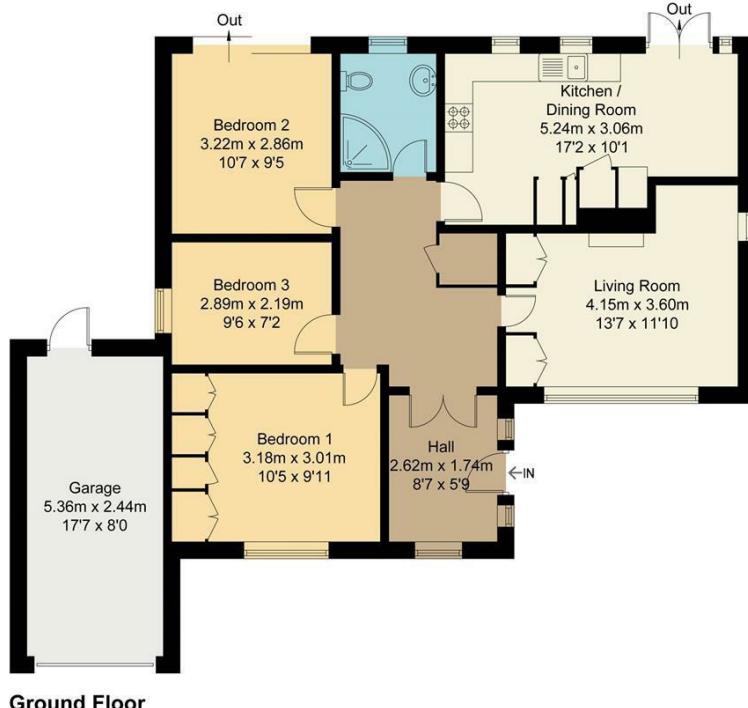
Green Lane, OX20

Approximate Gross Internal Area = 76.30 sq m / 821 sq ft

Garage = 13.10 sq m / 141 sq ft

Total = 89.40 sq m / 962 sq ft

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement Standards.

Not to scale, for illustration and layout purposes only.

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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D	67	
(39-54)	E	48	
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements

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