



Windrush Road, Berinsfield OX10 7PF





## Windrush Road, Berinsfield

Set towards the end of a quiet cul-de-sac, a semi-detached family home with gardens to front and rear and abutting a green. It is set in this popular village ideally placed for access to Reading, Oxford and Abingdon.

The accommodation comprises a sitting room, dining room, cloakroom, kitchen and conservatory, whilst upstairs there are 3 bedrooms and a bathroom.

The rear garden faces south-east and there is a garage in a block set at the rear. The house is double glazed with gas central heating to radiators.



## Tenure - Freehold

Accommodation

Entrance Hall: Stairs to landing with cupboard under, wood style floor, radiator.

Cloakroom: Fitted with a white 2-piece suite, window and wood style floor.

Sitting Room: 14'1 x 9'11 French doors open to the secluded garden at the front, radiator.

Dining Room: 12'1 x 8'8 Window to conservatory, radiator.

Kitchen: Fitted with a range of storage units, worktops and sink unit. Induction hob, extractor hood, electric oven and appliance spaces. Wood style floor and large cupboard housing gas boiler.







Conservatory: 12'1 x 8'8 Double glazed with a glass roof, tiled floor and French doors to the rear garden.

Stairs to Landing: Side window and loft access.

Bedroom 1: 13'8 x 9'11 Front aspect and radiator.

Bedroom 2: 12'3 x 8'9 Rear aspect and radiator.

Bedroom 3: 8'10 x 7'8 Radiator and rear aspect.

Bathroom: Fitted with a white 3-piece suite including a P-bath with shower unit and screen, chrome radiator, wood style floor, window and down-lighters. Airing cupboard.

### Outside

To the Front: A secluded 31' garden set to gravel and screened by a mature beech hedge, side gate.

Garage in Block: Set to rear of the house.

Rear Garden: An attractive feature it faces southeast and offers a good level of seclusion. There is a paved terrace and area of lawn with central path, shrub bed. It is enclosed by brick walls and timber fencing with a rear gate.



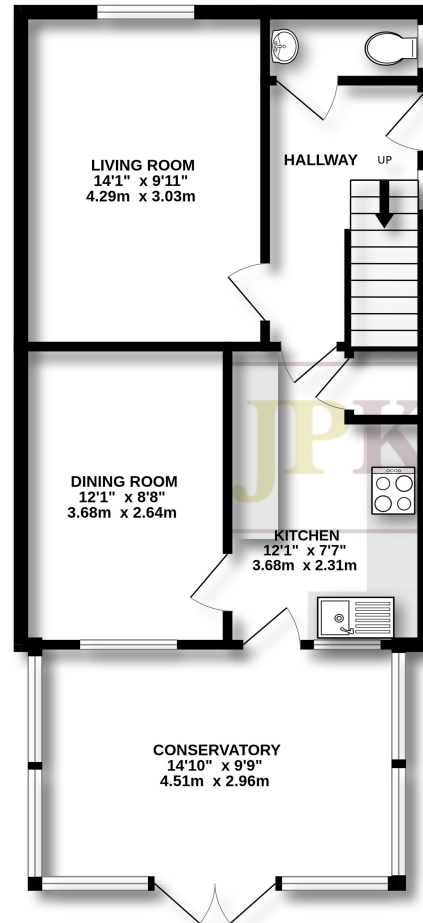
Directions: Turn right from our offices into St Martin's Street, at the traffic lights by Waitrose proceed straight across into Castle Street. After 2 miles proceed across Shillingford Bridge and continue to the roundabout, turn left onto the A4074 and proceed 2.7 miles, at the roundabout take the third exit and follow the signs to Berinsfield. Take the 2nd left into Fane Drive, turn first left, the next right is Windrush Road.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		
		71 C	86 B

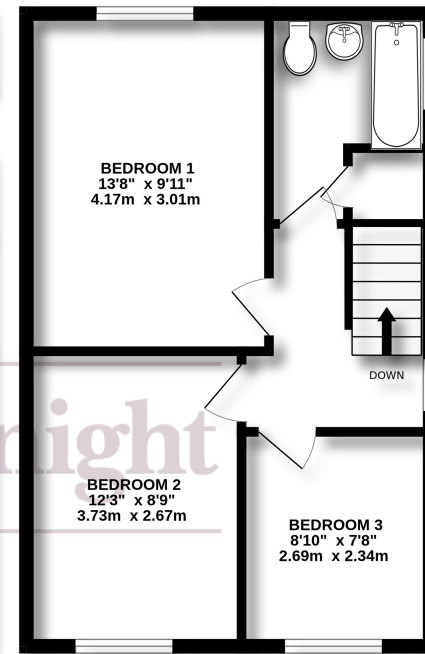
**Important Information:** All measurements are approximate. We have not tested any appliances or services within this property and cannot verify them to be in working order or within the vendors/s ownership. We have not verified the tenure of the property, type of construction or the condition thereof. Intending purchasers should make appropriate enquiries through their own solicitors and surveyor etc, prior to exchange of contract.



GROUND FLOOR



1ST FLOOR



TOTAL FLOOR AREA : 1015sq.ft. (94.3 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

Made with Metropix 62024