



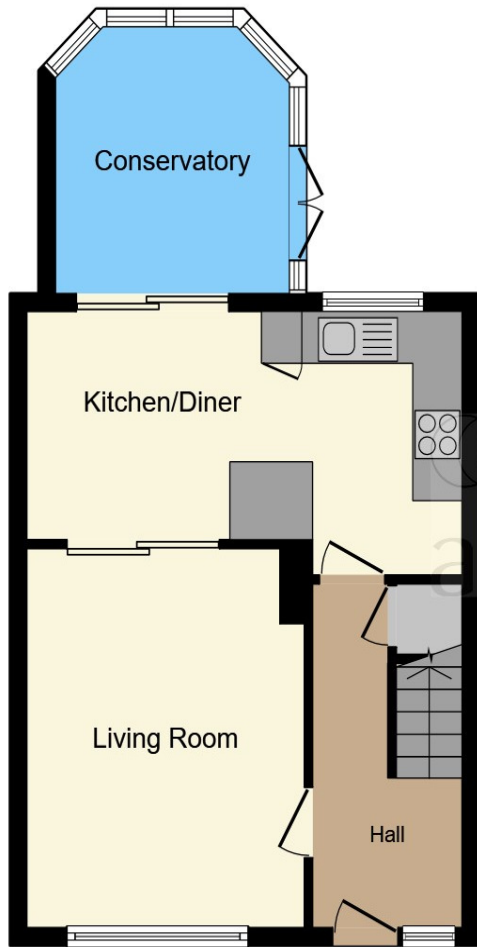
Chiltern Close, Berinsfield, Wallingford, OX10 7PZ

Welcome to

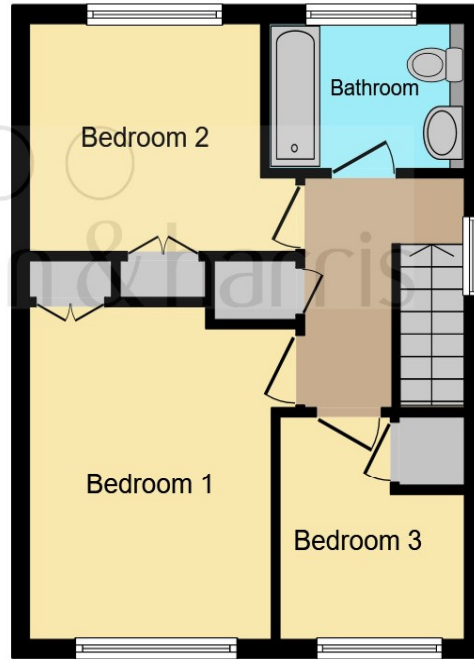
Chiltern Close, Berinsfield, Wallingford

This is a wonderful opportunity to purchase this family home benefiting from a traffic free location to the front overlooking an open green space. The accommodation comprises: entrance hall, lounge, open plan kitchen dining room, conservatory. First floor landing leading to three bedroom and family bathroom. Outside to the front is an enclosed garden and to the rear is a 50ft enclosed garden with a full width paved patio area, leading to mainly laid to lawn garden and well stocked flower and shrub borders. Detached garage and driveway parking to the front. The property is being sold with no onward chain and is conveniently located close to local amenities, shops, schools, and public transportation links.

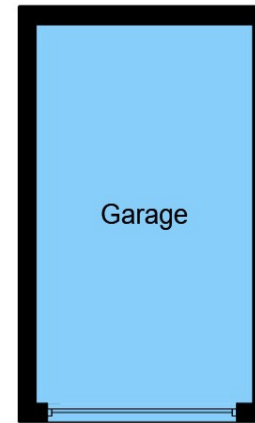




Ground Floor



First Floor



Floor Plan 3

Entrance Hall

Lounge

14' 10" x 11' 1" (4.52m x 3.38m)

Kitchen Dining Room

16' 10" x 9' 9" max narrowing to 8'6"
(5.13m x 2.97m max narrowing to 8'6")

Conservatory

10' 2" x 9' 5" max narrowing to 7'5" (3.10m x 2.87m max narrowing to 7'5")

Landing

Bedroom One

12' 5" x 10' 8" max narrowing to 9'2"
(3.78m x 3.25m max narrowing to 9'2")

Bedroom Two

8' 6" x 10' 8" max narrowing to 9'2" (2.59m x 3.25m max narrowing to 9'2")

Bedroom Three

7' 4" x 8' 5" max narrowing to 5'4" (2.24m x 2.57m max narrowing to 5'4")

Bathroom

Detached Garage

Front And Rear Garden

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.focalagent.com

Welcome to

Chiltern Close, Berinsfield, Wallingford

- Extended Family Home
- 50ft Rear Garden with Detached Garage and Parking
- Two Reception Rooms
- Three Bedrooms
- No Onward Chain

Tenure: Freehold EPC Rating: D

£310,000

Location

Popular with commuters and families alike, the village of Berinsfield is located in the heart of South Oxfordshire. With excellent amenities, including a primary school, public house, doctors and dentist surgeries as well as a selection of shops and Co-op supermarket.

Berinsfield offers excellent value for money and is considered an up-and-coming area within Oxfordshire. Further infrastructure and regeneration is planned for the village, making it a desirable place to live and invest in. The city of Oxford is just 8 miles to the north, offering numerous museums, theatres, shopping facilities and transportation links.



view this property online allenandharris.co.uk/Property/WLF104683

Please note the marker reflects the postcode not the actual property



Property Ref:
WLF104683 - 0005

1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.


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