



**Windrush Road, Berinsfield, Wallingford OX10 7PF**

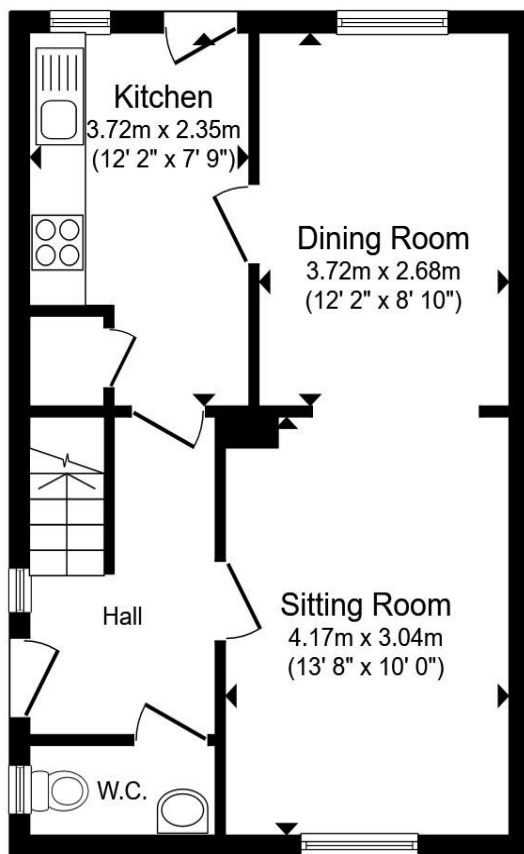


## **Welcome to**

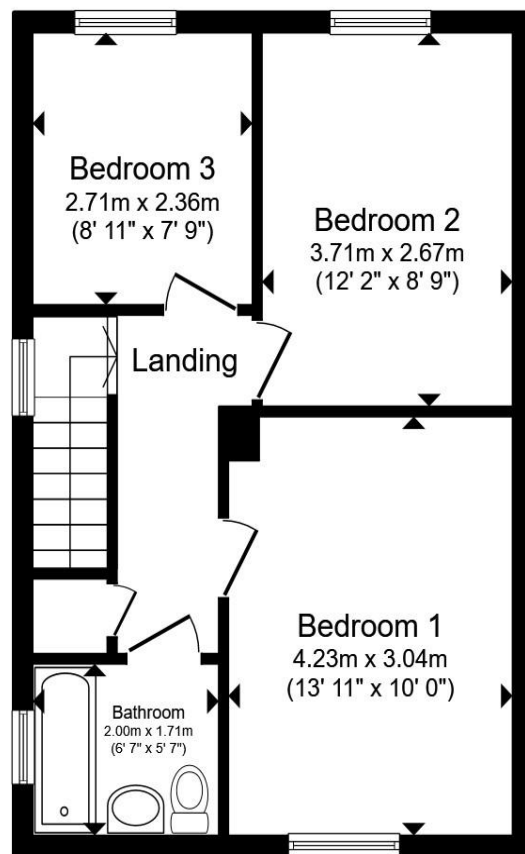
### **Windrush Road, Berinsfield, Wallingford**

Situated at the end of this popular cul-de-sac is this semi-detached property boasts a larger than average front and rear garden and the advantage of a garage. Accommodation over 2 floors comprising a kitchen, dining room, sitting room and cloakroom on the ground floor. Upstairs features three well-proportioned bedrooms and a family bathroom. Outside to the rear is a larger than average garden being paved for ease of maintenance with side access leading to the enclosed front garden. Garage located in nearby block with up and over door.

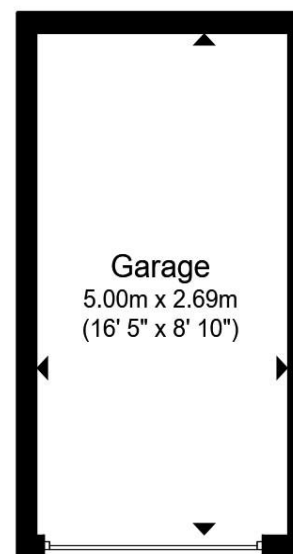




**Ground Floor**



**First Floor**



**Garage**

Total floor area 95.4 m<sup>2</sup> (1,027 sq.ft.) approx

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.propertybox.io](http://www.propertybox.io)



**Hall**

**Sitting Room**

13' 8" x 10' ( 4.17m x 3.05m )

**Dining Room**

12' 2" x 8' 10" ( 3.71m x 2.69m )

**Kitchen**

12' 2" x 7' 9" ( 3.71m x 2.36m )

**Downstairs W.C**

**Landing**

**Bedroom 1**

13' 11" x 10' ( 4.24m x 3.05m )

**Bedroom 2**

12' 2" x 8' 9" ( 3.71m x 2.67m )

**Bedroom 3**

8' 11" x 7' 9" ( 2.72m x 2.36m )

**Bathroom**

6' 7" x 5' 7" ( 2.01m x 1.70m )

**Garage**

16' 5" x 8' 10" ( 5.00m x 2.69m )

## Welcome to

### Windrush Road, Berinsfield Wallingford

- Larger Than Average Plot
- Three Bedrooms
- Two Reception Rooms
- Garage In Block
- Semi-Detached Property

Tenure: Freehold EPC Rating: D  
Council Tax Band: C

offers in excess of

**£315,000**



Please note the marker reflects the  
postcode not the actual property

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Property Ref:  
WLF105107 - 0004

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allen & harris



**01491 835135**



[wallingford@allenandharris.co.uk](mailto:wallingford@allenandharris.co.uk)



6 St. Marys Street, WALLINGFORD, Oxfordshire,  
OX10 0EL



**[allenandharris.co.uk](https://allenandharris.co.uk)**