



22 Windrush Road, Berinsfield OX10 7PF



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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.

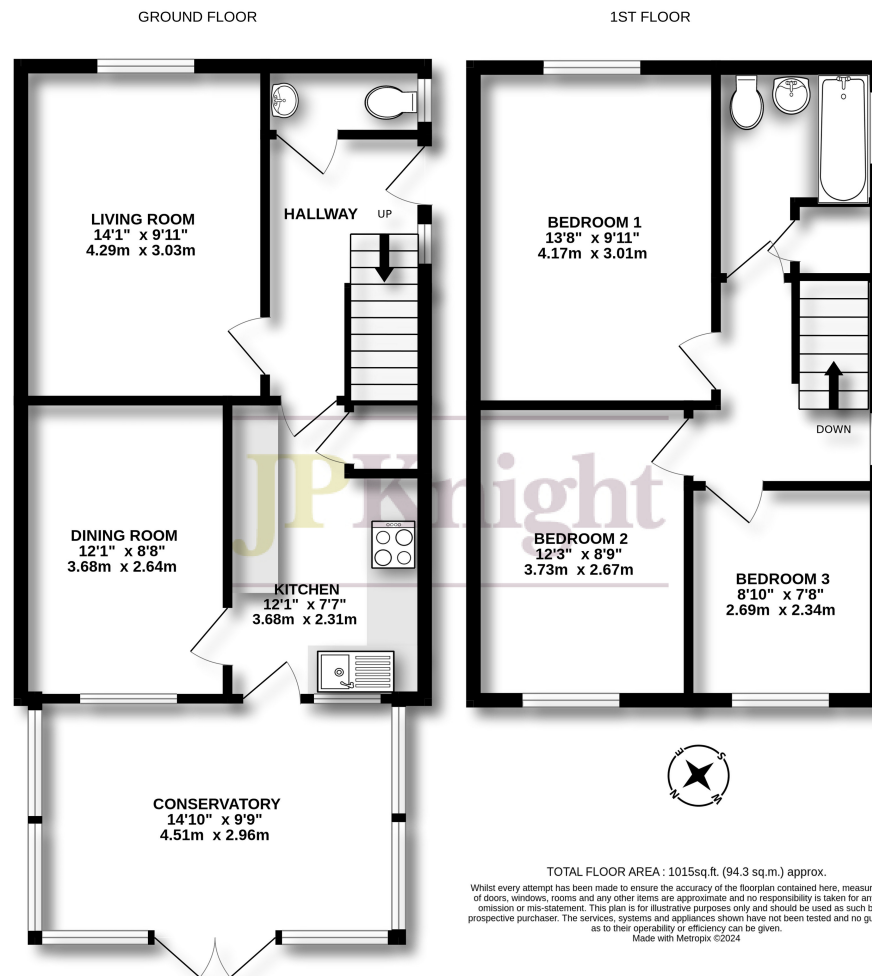
Rear Garden: An attractive feature it faces southeast and offers a good level of seclusion. There is a paved terrace and area of lawn with central path, shrub bed. It is enclosed by brick walls and timber fencing with a rear gate.



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



**The Property
Ombudsman**



JP Knight Property Agents, 50 St. Martin's Street, Wallingford, Oxon OX10 0AJ
T: 01491 834349 E: info@jpknight.net W: www.jpknight.net

PROPERTY AGENTS
JP Knight