



Henley Road, Shillingford OX10 7EQ



## Henley Road, Shillingford

A charming brick and stone detached cottage set in a non-estate location with a 50' driveway and secluded 52' wide rear garden. There are 3 1<sup>st</sup> floor bedrooms along with a large ground floor suite, 26' living/dining room, 3 bathrooms and a 26' kitchen-breakfast room. It is on bus routes to Oxford and Reading and just 2.5 miles from Wallingford.

### Accommodation

The property has a mixture of single, double and triple glazing and has oil central heating to radiators.

## Freehold

Entrance Hall: Porthole windows to the front and side, quarry tile floor.

Living Room: 26' x 12'1

Triple glazed window to the front, brick fireplace with a wood beam and quarry tiled hearth, three radiators, double glazed French doors to the rear and door to the staircase.

Kitchen and Breakfast Room: 26'6 x 10'4

Triple glazed window to the front and a side window: range of storage units, electric cooker point, appliance space, two radiators and further storage cupboards.

Utility Room: 7'x 6'2

Window and door out to the rear, space for washing machine, oil-fired boiler.





Shower Room: Three piece suite, window, radiator and shelving.

Conservatory/ Rear Porch: 8'2 x 7'

Double glazed, set on a brick plinth with a tiled floor, radiator, two doors to the terrace.

Bedroom 1: 17'9 x 15' (L shaped)

Windows to front and rear, door out to the side, two radiators.

En Suite Bathroom: Fitted with a white three piece suite, tiling, window and radiator.

Stairs to Landing: Window to the side.

Bedroom 2: 13'6 x 12'6 (L shaped) Triple glazed window to the front, radiator and eaves cupboard.

Bedroom 3: 13'6 x 9'9 (L shaped) Triple glazed windows front and rear, radiator.

Bedroom 4: 12' x 8'8 Triple glazed windows rear and side, radiator. Loft access and airing cupboard.

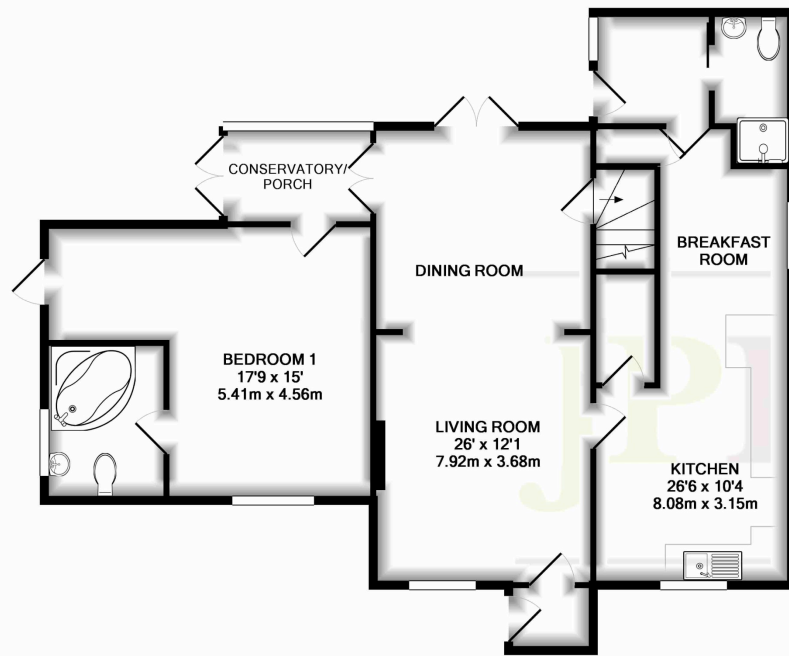
Bathroom: Fitted with a white three piece suite, tiled walls, window and radiator.

Outside

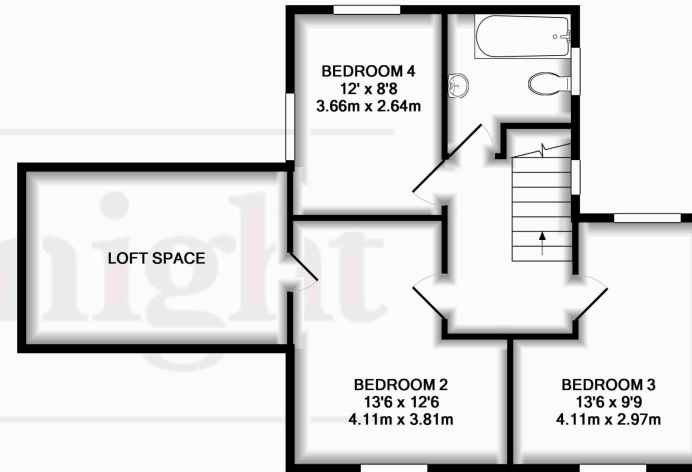
The property has a 50ft long gravel driveway with a mature conifer hedge to the front border.

There is a paved terrace across the rear of the house and a brick retaining wall, steps up to the lawn with a slightly sunken paved terrace. The lawn offers excellent privacy and is screened by mature conifers and shrubs, timber fence to the side.





GROUND FLOOR



1ST FLOOR



**Directions**

Turn right from our offices into St Martin's Street, at the traffic lights at the town centre, continue straight across into Church Street. After 2 miles proceed across Shillingford Bridge and onto the roundabout. Here turn left onto Henley Road, the property will be found on the right.

Energy Efficiency Rating		Current	Potential
Vary energy efficient - lower running costs			
(92-100)	<b>A</b>		
(81-91)	<b>B</b>		
(69-80)	<b>C</b>		
(55-68)	<b>D</b>		
(39-54)	<b>E</b>		
(21-38)	<b>F</b>		
(1-20)	<b>G</b>		
Not energy efficient - higher running costs			
England & Wales		53	78
EU Directive 2002/91/EC			

TOTAL APPROX. FLOOR AREA 1442 SQ.FT. (134.0 SQ.M.)  
 Whilst every attempt has been made to ensure the accuracy of the floor plan 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.  
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**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.

