



32 Brinkinfield Road, Chalgrove,
Oxfordshire, OX44 7QX

 **Griffith & Partners**
ESTATE AGENTS, VALUERS AND RESIDENTIAL LETTINGS



DESCRIPTION

In need of a complete renovation, a spacious detached bungalow with large SW facing garden and accommodation comprising sitting/dining room, kitchen, three bedrooms and bathroom. The property benefits from plenty of off road parking. No onward chain.

ACCOMMODATION:

Front door into:

HALLWAY:

Doors to sitting/dining room, kitchen, bedrooms, bathroom and airing cupboard housing hot water tank. Hatch to loft space with gas central heating boiler, ceiling light point and radiator.

SITTING/DINING ROOM: 6.24m (20'6") Max x 4.24m (13'11") Max

A partial open plan triple aspect reception room with windows to either side, door and window into the conservatory, ceiling light points and radiators.

KITCHEN: 3.63m (11'11") x 3.02m (9'11")

Fitted with a range of matching wall and base units housing cupboards and drawers, roll edge work surface, composite sink/drain unit with mixer and drinking water taps, built in oven with ceramic hob and extractor hood over, fridge/freezer and washing machine, tiled floor and splash backs, hatch to the dining room, recessed ceiling down lights, window and door to the side.

BEDROOM ONE: 3.63m (11'11") x 3.04m (10'0")

Double room with large window to the front, ceiling light point and radiator.

BEDROOM TWO: 3.63m (11'11") x 3.02m (9'11")

Double room with large window to the front, ceiling light point and radiator.

BEDROOM THREE: 3.32m (10'11") x 2.11m (6'11")

A good side single room with large window to the side, ceiling light point and radiator.



BATHROOM:

Fitted with a matching pink suite comprising panel sided bath, pedestal hand wash basin and close coupled WC, part tiled walls, wall light point, radiator and window to the side.

OUTSIDE:

The front is paved with flower boarders. The large sought west facing rear garden has a paved terrace with the remaining space in need of landscaping.

GARAGE AND PARKING:

There is off road parking on the driveway to the side of the property for 5/6 cars accessed through wrought iron gates.

The garage is currently split in two for storage, has an up and over door to the front and a personal door to the side.

SERVICES AND OUTGOINGS:

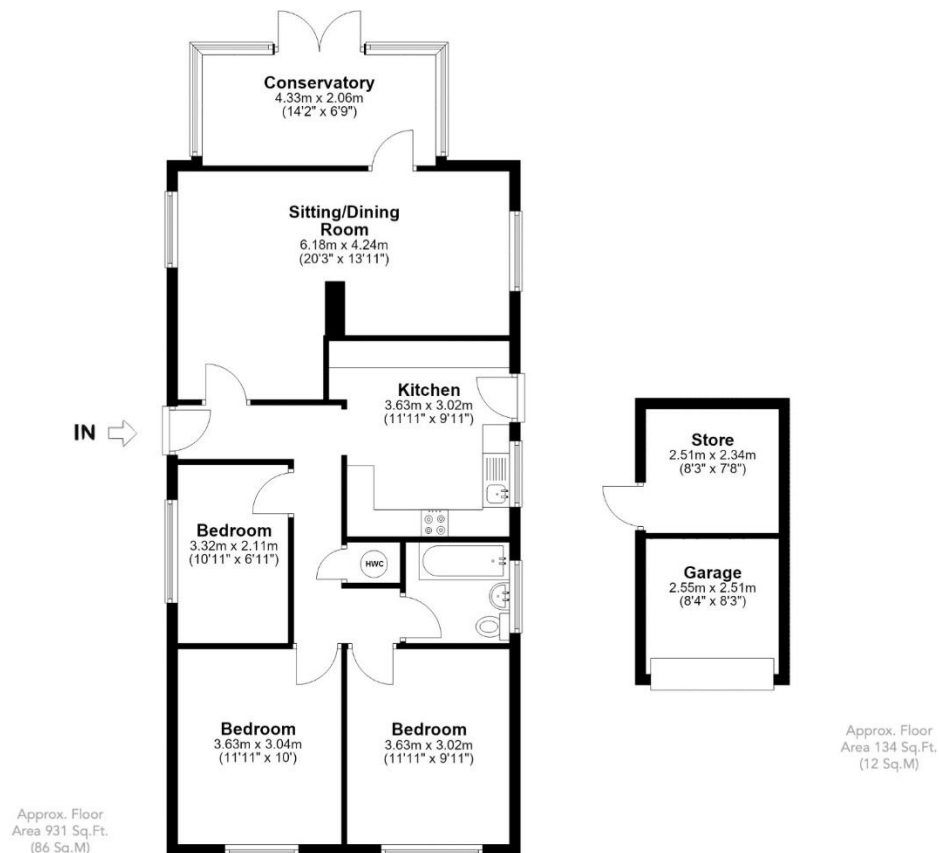
Mains water, drainage, gas and electricity. Gas central heating. South Oxfordshire District Council - Tax Band,

EPC RATING:

63 D

VIEWING ARRANGEMENT:

Strictly by appointment via Griffith & Partners, the sole agent. Tel 01491 612831/839939/522800.



The approximate total area for the elements of the property represented on the floorplan is 99 SqM (1065 Sq.Ft)

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This floor plan is provided by Expert Survey Solutions Ltd for indicative guidance only. Whilst every attempt has been made to ensure the accuracy of the floor plans contained here, measurements of doors, windows and rooms are approximate and no responsibility is taken for any error, omission or mis-statement. Details shown on this floorplan including all measurements, areas and proportions cannot be guaranteed by either the provider or estate agency and should not be relied upon. If there is any area where accuracy is required, please contact the selling agent for clarification.

Disclaimer: It is not our policy to test services and domestic appliances and cannot verify as to their working order. The purchaser should seek expert advice from solicitors/surveyors. Neither these particulars nor oral representation form any part of any contract and their accuracy cannot be guaranteed.

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