



Old London Road, Benson OX10 6RR



## Old London Road, Benson

An established semi-detached chalet style home in a superb non-estate location: it is close to the shops and amenities of the village. There are 3 bedrooms and 2 reception rooms, bathroom, cloakroom and kitchen. It features ample driveway parking and a delightful southwest facing 52' rear garden.

## Tenure - Freehold

Entrance Hall: Radiator, stairs to landing.

Cloakroom: Two piece suite, window and radiator.

Family Room: 15'1 x 7'7  
Window to front, radiator.

Living/Dining Room: 20'10 x 12'1 (Part L-shaped)  
Sliding patio doors and a separate window out to the garden at the rear, two radiators.

## Accommodation

The property is double glazed and has gas central heating to radiators.





Kitchen: 11'10 x 9'  
Window to side, range of storage units, worktops, stainless steel sink, space for washing machine, cooker, fridge and freezer, gas boiler.

Side Lobby: 12'5 x 5'1  
Double glazed with doors front and rear.

Stairs to Landing: Loft access, airing cupboard.

Bedroom 1: 13' x 11'6  
Window to front, radiator.

Bedroom 2: 11'6 x 8'8  
Window to rear, wardrobe, radiator.

Bedroom 3: 9'4 x 5'10  
Window to side, radiator.

Bathroom: White 3-piece suite, radiator, window.

Outside

Front Garden: There is a gravel drive with a lawn to front, and flowerbeds to the borders.

Rear Garden:  
A lovely feature it is very private, extends to approximately 52' in length and faces southwest. It is mainly laid to lawn with a mature apple tree and occasional mature shrubs, it is enclosed by timber fencing.

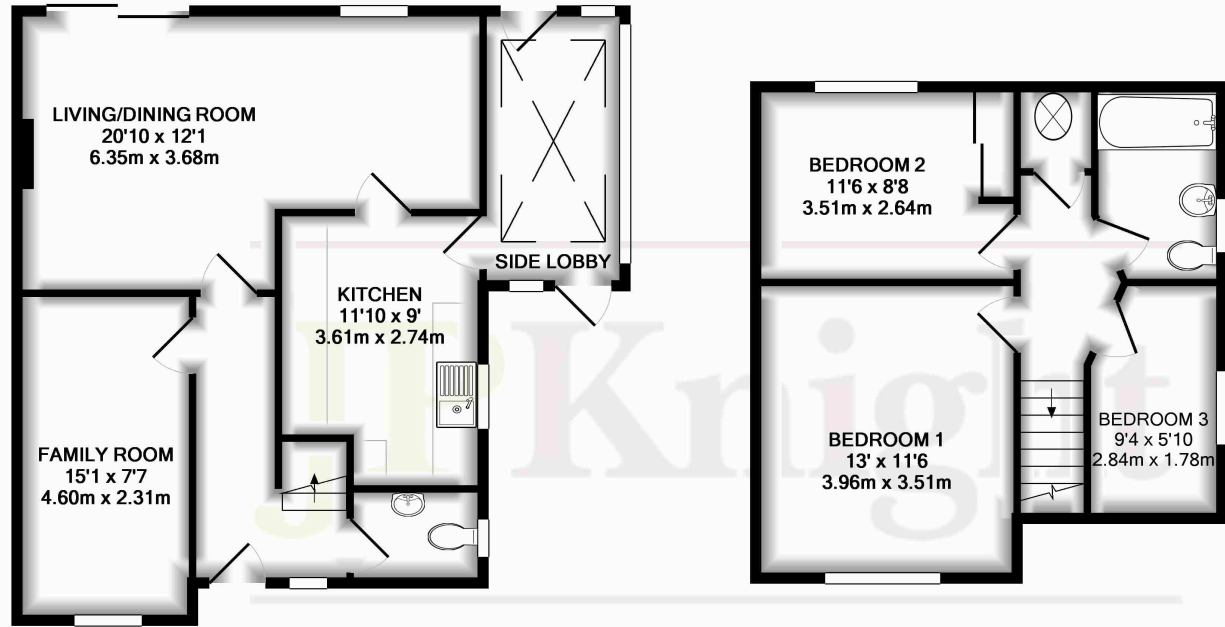


**Directions**

Leave Wallingford via the High Street over the Thames into Crowmarsh Gifford, proceed to the mini-roundabout and turn left into Benson Lane, at the end turn left onto the A4074. After 1.7 miles turn right into Church Road and then turn immediately right into St Helen's Avenue. At the end follow the road around the left hand corner into Old London Road and the property is on the left.

Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92-100) <b>A</b>		87
(81-91) <b>B</b>		
(69-80) <b>C</b>	74	
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

**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.



GROUND FLOOR

1ST FLOOR

TOTAL APPROX. FLOOR AREA 969 SQ.FT. (90.0 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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