

PROPERTY AGENTS

JPKnight



The Cedars, Benson OX10 6LL



The Cedars, Benson

Set at the head of a small close an extended and beautifully presented semi-detached home with a drive, adjacent garage and secluded south-east facing garden. There are 3 bedrooms, a bathroom, 15'3 sitting room and a superb 21' x 15'3 kitchen/dining room. It is a short walk from the amenities in the village centre.

Accommodation

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



Tenure - Freehold

Entrance Hall: Down lighters

Sitting Room: 15'3 x 13'8

Window to front, radiator: stairs to landing.

Kitchen/Dining Room: 21' x 15'3

Two windows to the rear and a stable door to the garden, range of storage units with worktops, white sink unit, electric ceramic hob with extractor hood and electric oven, fridge, space for washing machine and dishwasher. Down lighters, two radiators, gas boiler.

Stairs to landing: Loft access, window to side.





Bedroom 1: 13'3 x 9'
Window to rear, radiator.

Bedroom 2: 11'7 including wardrobe x 8'4
Window to front, three wardrobes: radiator.

Bedroom 3: 8'8 x 6'8
Window to front, radiator: over stair wardrobe.

Bathroom: White 3-piece suite including a bath with shower above, part tiled walls and tiled floor, radiator, window, cupboard.

Outside

The front garden is set to lawn with path to front door.

Garage: 20'9 x 9
Up/over door, light and power, door to side.

Rear Garden:
A lovely feature the garden is secluded and faces south-east. It features a central lawn with side and rear borders, enclosed by a timber fence there is a paved terrace with corner pergola and a gated path to front.



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 (Benson). Turn right at the War Memorial, follow the road round the bend and past the shops and into Brook Street. Follow this until you are almost out of the village. The Cedars will be found on the left.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100) A			
(81-91) B			86
(69-80) C		72	
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		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 876 SQ.FT. (81.3 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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