



Chapel Lane, Benson OX10 6LU





## Chapel Lane, Benson

An attractive ground floor apartment set in this Edwardian conversion featuring a living room with fireplace, dining room, kitchen, bedroom and bathroom. It is situated in a quiet side street within the village centre just moments from local shops and amenities: it features an enclosed, south-west facing garden.

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



## Tenure - Freehold

Accommodation

Double glazed front door to;

Kitchen: 9'9 x 5'5

Range of storage units, roll edge worktops, stainless steel sink unit, space for fridge freezer, dishwasher and cooker.

Sitting Room: 12' x 11'11

Two windows flank the chimneybreast, cast iron fireplace with tiled hearth, radiator, dado and picture rails. Large under-stair storage cupboard with light.







Dining Room/Guest Bedroom: 9'10 x 8'10

Radiator, feature internal window.

Bathroom:

White 3-piece suite of a panel bath with shower attachment, pedestal hand wash basin, low level WC, part tiled walls, side window and radiator. Gas boiler.

Bedroom: 8'8 x 8'4

Sash window to the side and French doors to the rear garden, large wardrobe with cupboard over, radiator.

Outside

Rear Garden: A lovely feature it extends approximately 23' x 18' and has a block paved terrace. Beyond this is an area laid to artificial grass, there are front and side beds and a gated path to front: timber fencing.



## GROUND FLOOR



**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.



TOTAL FLOOR AREA : 39.95 sq. m. ( 430.00 sq. ft. ) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan 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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### 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, turn right at the T-junction onto the B4009, turn first left, on the Watlington Road (B4009) after 0.1 mile turn first right into Chapel Lane (just on the bend) and the property is along on the right.

Energy Efficiency Rating		
	Current	Potential
Very 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		
<b>England &amp; Wales</b>	71	72
EU Directive 2002/91/EC		