



Blacklands Road, Benson OX10 6NW



Blacklands Road, Benson

A beautifully presented semi-detached single storey property: the subject of a complete refurbishment, it is situated on this established road and abuts farmland to the rear. The extended hall leads to a stylish kitchen, there is an 18' sitting dining room with bay window to the front, the inner hall leads to two bedrooms and a refitted bathroom. The landscaped garden features a central lawn, side border and path to a stone terrace with fields beyond. There is a detached garage with 2 stores at the rear.

Tenure - Freehold

Accommodation

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

Entrance Hall: Slate tiled floor, window to the front and open way to:

Kitchen: 13'3 x 7'10

Fitted with an attractive range of units with roll edge worktops, integrated gas hob with extractor hood and electric oven. Further appliance space: door and window out to the covered drive at the side. Slate tiled floor, wall tiling, radiator.





Sitting/Dining Room: 18'1 x 10'1

The room features a fireplace with a white surround, marble inset and hearth. There is a bay window to the front, wood floor and radiator.

Inner Hall: Wood floor, loft access: airing cupboard housing gas boiler.

Bedroom 1: 13'4 x 8'10

Window overlooking the garden: radiator.

Bedroom 2: 9'8 x 9'2

Rear aspect, radiator.

Bathroom: Refitted with a 3-piece white suite that includes a shower above the bath, marble tiled walls chrome radiator and window.

Outside

To the Front: Tarmac double width drive, area of lawn with a timber edge and plant border along the front of the property.

Detached Garage: 18'7 x 8'7

Electric up/over door, light and power, door and window to the garden.

Store: 7'8 x 6'7, further side store.

Rear Garden: A lovely feature it abuts open farmland and is laid to lawn with a stone terrace with side path, timber fencing with gated rear access and a side flower/shrub bed.



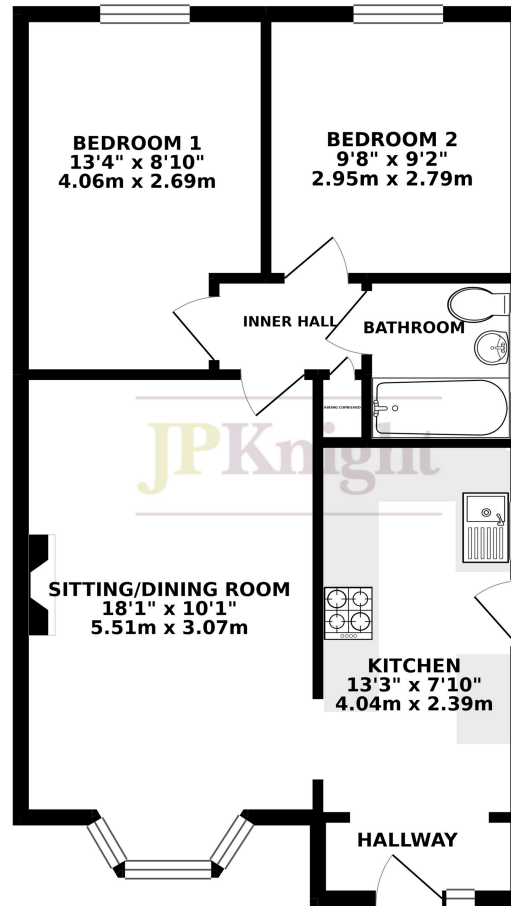
Directions: Leave Wallingford via the High Street over the Thames into Crowmarsh Gifford, proceed to the roundabout and turn left onto the A4074. After 1.7 miles turn right into Church Road. Turn right at the War Memorial, follow the road round the bend and past the shops into Brook Street. The next left is Blacklands Road, the property is along on the right.

Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92+)	A	89
(81-91)	B	
(69-80)	C	
(55-68)	D	
(39-54)	E	
(21-38)	F	
(1-20)	G	
<i>Not energy efficient - higher running costs</i>		
England & Wales		EU Directive 2002/91/EC
WWW.EPC4U.COM		

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 569.20 sq. ft.
(52.88 sq. m.)



TOTAL FLOOR AREA : 569.20 sq. ft. (52.88 sq. m.) 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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