



Blacklands Road, Benson OX10 6NW



Blacklands Road, Benson

Offered for sale in lovely decorative order this extended semi-detached home features 3 bedrooms, a white 3-piece bathroom as well as a sitting room and extended 22'6 kitchen/breakfast room. It is situated in this established residential area close to the shops and amenities of the village. The house features a long block paved drive with gates through to a detached garage: at the rear there is a secluded south-west facing 40' garden.

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

Tenure - Freehold

Accommodation

Entrance Hall:

Tiled floor, radiator, stairs to landing.

Sitting Room: 13'11 x 9'10

Picture window to the front, wood style floor: radiator.

Kitchen/Breakfast Room: 22'6 x 8'4

Range of storage units with granite worktops, part tiled walls, tiled floor, stainless steel sink. Appliances include a Rangemaster cooker, extractor hood, dishwasher, fridge/freezer, washing machine and water softener. Large under stair storage cupboard, French doors to garden, door and window to side, chrome radiator.





Bathroom:
White suite including a large bath with shower above, hand wash basin, WC, tiled walls and floor, window, chrome radiator.

Stairs to Landing: Loft access.

Bedroom 1: 14' x 10'
Window to the front, radiator: built-in double wardrobe.

Bedroom 2: 11'7 x 7'4
Window to rear, radiator: airing cupboard.

Bedroom 3: 8'2 x 6'4
Window to rear and radiator.

Outside

Front Garden:
Set to lawn with a block paved drive.

Twin gates lead to:

Detached Garage: 17'6 x 9'8
Up/over door, light and power.

Rear Garden:
A lovely feature it extends to 40' and faces west south-west. A blocked paved terrace leads to an area of lawn with front borders, fishpond with planted borders: the garden is enclosed by timber fencing.



Directions:

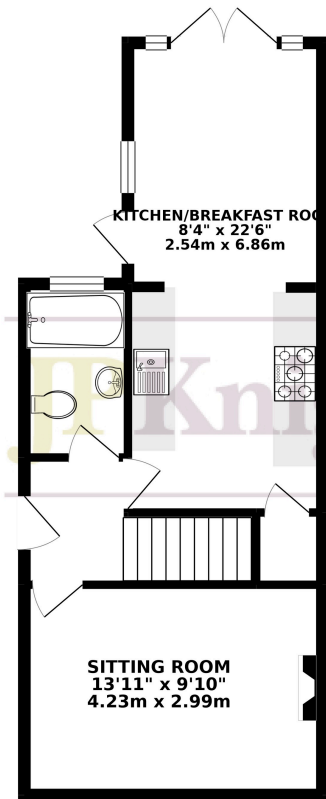
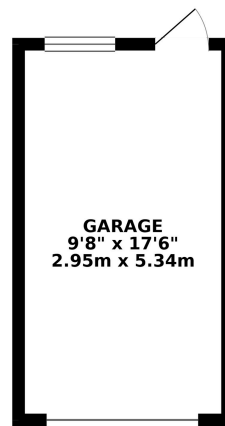
Leave Wallingford via the High Street over the Thames into Crowmarsh Gifford, proceed to the roundabout and turn left onto the A4074. After 1.7 miles turn right into Church Road. Turn right at the War Memorial, follow the road round the bend and past the shops into Brook Street. The next left is Blacklands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

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	A		82
(81-91)	B		
(69-80)	C		
(55-68)	D	64	
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

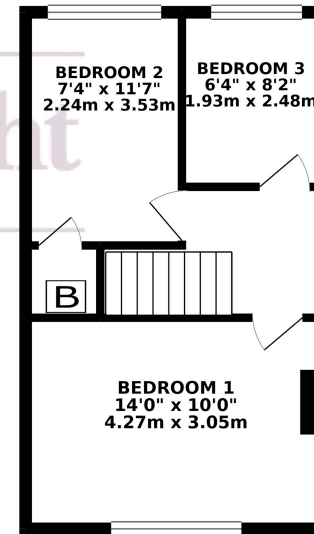
Important Information: All measurements are approximate. We have not tested any appliances or services within this property and cannot verify them to be in working order or within the vendors/s ownership. We have not verified the tenure of the property, type of construction or the condition thereof. Intending purchasers should make appropriate enquiries through their own solicitors and surveyor etc, prior to exchange of contract.



GROUND FLOOR



1ST FLOOR



TOTAL FLOOR AREA : 936.32 sq. ft. (86.99 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.
Made with Metropix ©2019