

PROPERTY AGENTS

JPKnight



St Helen's Way, Benson OX10 6SP



St Helen's Way, Benson

Situated in a quiet traffic free location within close proximity of the village centre and shops, a detached chalet style home with a possible 3 bedrooms, bathroom, cloakroom, 18'10 sitting room with fireplace, dining room, kitchen and utility. The property has gardens to the front and rear as well as steps down to a garage: approached via a walkway it is just moments from the shops and amenities.

The property has gas-fired central heating to radiators and is mostly double.

Tenure - Freehold

Accommodation

Entrance Hall: Wood block floor, stairs to landing with cupboard under, radiator, window to rear.

Cloakroom: Two-piece suite, tiled walls, pine ceiling and down lighters, window, radiator.

Sitting Room: 18'10 x 11'9 Two windows to front, two radiators, brick fireplace with a quarry tiled hearth and mantel, coal effect gas fire: dado rail.

Dining Room: 8'4 x 8'4 Window via utility to side, radiator, wood block floor, dado rail.

Kitchen: 9'11 x 9'10 Window to rear, door via utility to side, range of storage units, work tops & breakfast bar, gas hob, extractor hood, double electric oven, tiled floor, radiator, space for dishwasher, down lighters.





Utility Room: 19'2 x 3'9 max (of timber construction)
Tiled floor, window and door to side, space for washing machine and tumble drier, fridge and freezer.

Bedroom 3/Family Room: 8'10 x 8'7
Wood block floor, window to rear, radiator, down lighters.

Stairs to Landing:
Window to side, airing cupboard housing gas boiler and slatted shelves.

Bedroom 1: 12' (including wardrobe) x 11'8
Window to front, wide double wardrobe, radiator, eaves cupboard.

Bedroom 2: 12' x 9'11
Window to rear, radiator, dado rail, eaves recess.

Bathroom:
Fitted with a white 3-piece suite including a bath with shower unit and screen, part tiled walls, pine ceiling, down lighters, loft access, wood style floor, radiator, window.

Outside

Front Garden: Approached via a walkway it is low maintenance laid to gravel and paving with established shrubs to both sides and conifer hedge to front. A path leads to the front door.

Rear Garden: Offering a good level of seclusion the garden faces south-east and extends to approximately 30'. There is a paved terrace, an area of lawn with shrub borders, path to rear gate and timber fence.

Timber store to side.
Garage in block to rear.



Directions

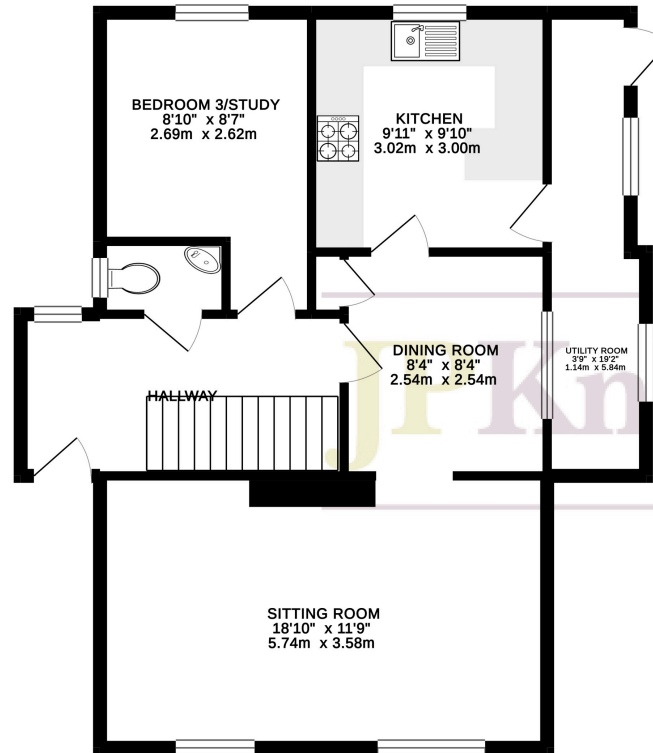
Leave Wallingford via the High Street over the Thames into Crowmarsh Gifford, proceed to the mini-roundabout and turn left into Benson Lane, at the end turn left onto the A4704. After 1.7 miles turn right into Church Road, turn immediately right into St Helen's Avenue. The second left is St Helen's Way, the property is on the left.

| Energy Efficiency Rating | |
|---|-------------------------|
| Current | Potential |
| Very energy efficient - lower running costs | |
| (92-100) A | |
| (81-91) B | |
| (69-80) C | |
| (55-68) D | |
| (39-54) E | 46 |
| (21-38) F | |
| (1-20) G | 61 |
| Not energy efficient - higher running costs | |
| England & Wales | EU Directive 2002/91/EC |
| WWW.EPC4U.COM | |

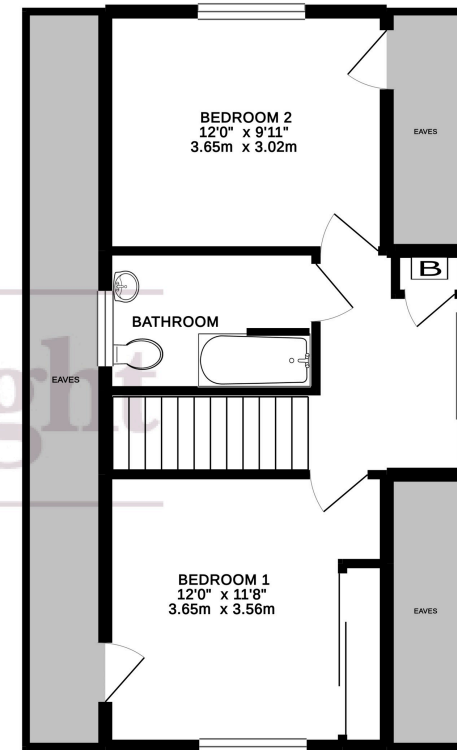
Important Information: All measurements are approximate. We have not tested any appliances or services within this property and cannot verify them to be in working order or within the vendors/s ownership. We have not verified the tenure of the property, type of construction or the condition thereof.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



GROUND FLOOR



1ST FLOOR



TOTAL FLOOR AREA : 965sq. ft. (89.7 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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