

PROPERTY AGENTS

JPKnight



Westfield Close, Benson OX10 6NT



Westfield Close, Benson

Beautifully presented and tucked away in a quiet cul-de-sac a lovely family home on a corner plot with a superb south facing garden. The property comprises three bedrooms and a bathroom to the 1st floor: the ground floor comprises 22' living room, conservatory, cloakroom and a stylish kitchen. Set in this established residential area it is within easy reach of the shops and amenities in the village centre.

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

Tenure - Freehold

Accommodation

Front Porch with door to:

Entrance Hall: Radiator, stairs to landing with cupboard under.

Walk-in Cupboard: 6'7 x 2'10 Light and shelving.

Cloakroom: White two piece suite, wood style floor, panelled dado and window.

Living/Dining Room: 22'1 x 9'5

Picture window to the front and French doors to the conservatory: fireplace with wood mantle and tiled hearth, two radiators.

Conservatory: 13'4 x 8'9

French doors to the garden and glass roof.





Kitchen: 11'9 x 7'5

Attractive range of storage units with quartz worktops: integrated gas hob with extractor hood, electric oven and dishwasher. Space for a fridge-freezer and washing machine: wood style floor, radiator and door to the conservatory.

Staircase to Landing: Loft access, cupboard.

Bedroom 1: 11'5 x 10'10

Window overlooking the garden, radiator.

Bedroom 2: 11'4 x 10'5

Window to front, radiator.

Bedroom 3: 9'10 x 7'5

Front aspect and radiator.

Bathroom: Fitted with a white 3-piece suite including a panelled bath with shower above, part tiled walls, wood style floor, radiator, window and airing cupboard housing gas boiler.

Outside

Front Garden:

Paved path, picket fence, area of flower and plants

Rear/Side Garden: 90' x 38' (max irregular shape)
Gravelled patio area with a brick edge leads to an extensive lawn with established shrubs and plants, trellis arch to the side garden and gate to the front. Timber fence, trellis fence with climbing plants conceal a storage area, paved with timber shed.



Directions:

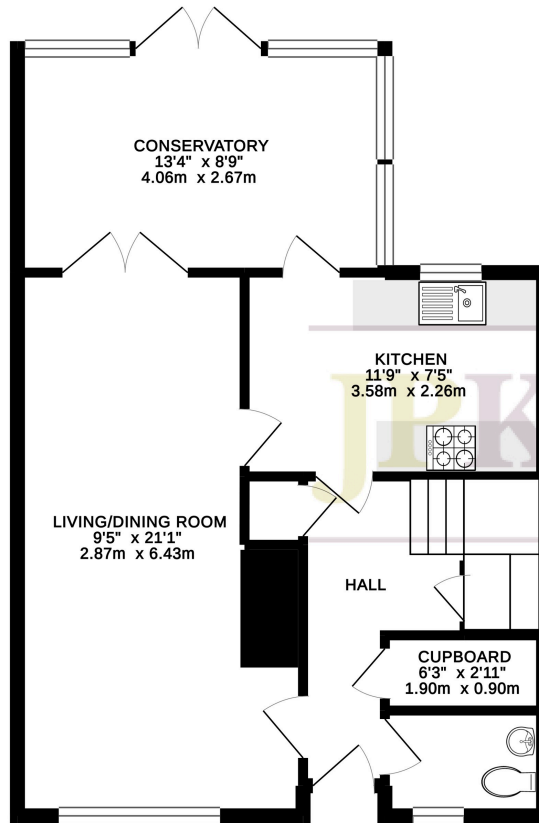
Leave Wallingford via the High Street over the Thames into Crowmarsh Gifford, proceed to the roundabout and turn left onto the A4074. After 1.7 miles turn right into Church Road. Turn right at the War Memorial, follow the road round the bend and past the shops into Brook Street. The next left is Blacklands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

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		73
(55-68) D	59	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

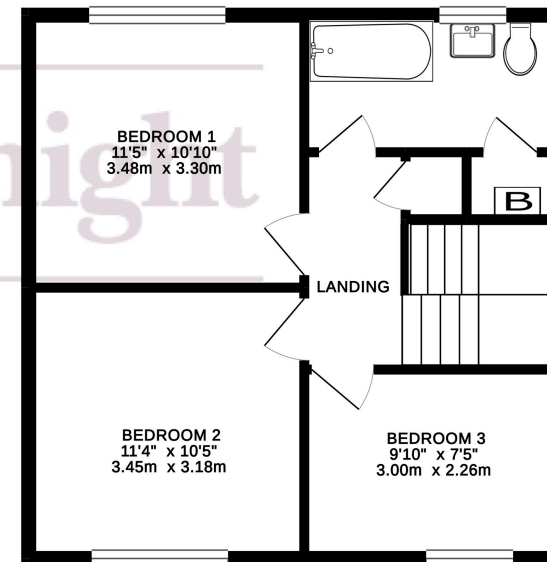
Important Information: All measurements are approximate. We have not tested any appliances or services within this property and cannot verify them to be in working order or within the vendors/s ownership. We have not verified the tenure of the property, type of construction or the condition thereof. 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 : 1049sq. ft. (97.5 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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