

PROPERTY AGENTS

JPKnight



Westfield Road, Benson OX10 6NJ



Westfield Road, Benson

Set close to the shops and amenities in the village centre, a delightful, extended family home with a secluded 39' garden, double length drive with twin doors to the store. The accommodation includes 3 bedrooms, shower room, 19' sitting room and an L-shaped 21'8 x 13'6 kitchen-dining room. The property is well presented with double glazing and gas central heating to radiators.

Tenure - Freehold

Entrance Hall: Tiled floor, radiator and staircase.

Sitting Room: 18'10 x 14'

A superb room that features an 11' wide picture window to the front, a feature fireplace: wood style floor and radiator.

Kitchen/Dining Room: 21'8 x 13'6

The room has French doors to the garden and is fitted with a range of storage units with worktops and stainless steel sink. Space for range style cooker with extractor hood: further appliance spaces, 2 radiators and under-stair cupboard. Door to the utility/store room.





Shower Room:

Fitted with a white 3-piece suite that includes a wide shower cubicle, tiled walls and floor, chrome radiator and cupboards.

Stairs to Landing: Loft access.

Bedroom 1: 11'10 (excl. wardrobes) x 10'
The room features a front aspect, full width wardrobes and radiator.

Bedroom 2: 11'6 x 7'4
Rear aspect, deep over-stair wardrobe, radiator.

Bedroom 3: 8'3 x 6'3
Radiator and rear aspect.

Outside

To the Front:

The front garden is set to gravel with a central circular area of paving.
To the side there is a double length driveway.

Large Store/Utility Room: 18'11 x 6'9

Twin doors to the drive, glazed door and window to the garden, space for washing machine and tumble drier, door to kitchen.

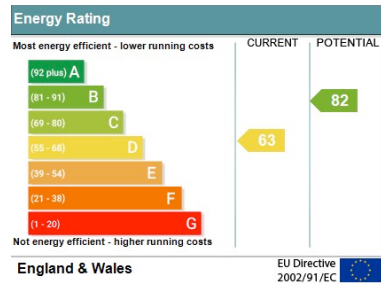
Rear Garden:

A lovely feature it is secluded with a full width paved terrace and steps to a lawn that has shrub and plant borders. It is enclosed by timber fencing and brick walling.



Directions:

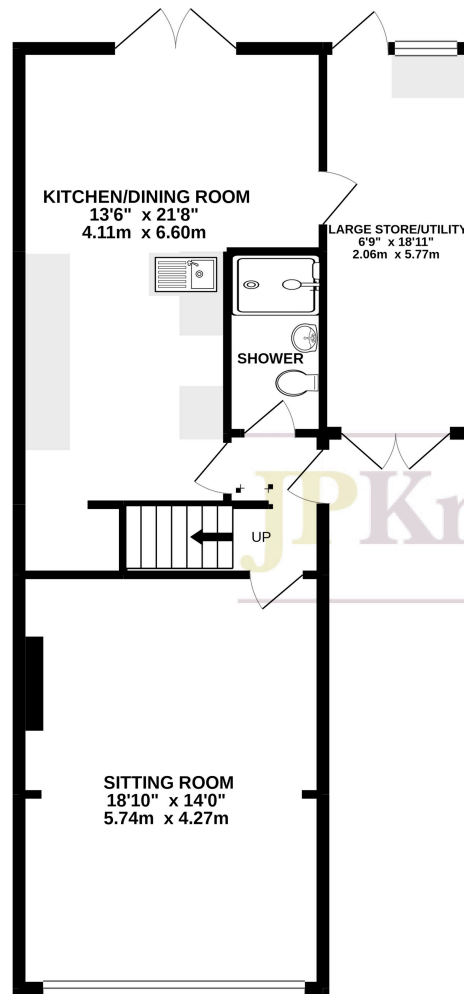
Leave Wallingford via the High St over the Thames into Crowmarsh Gifford, proceed to the roundabout and turn left onto the A4074. After 1.7 miles turn right into Church Road, turn right at the T-junction onto the B4009, follow this through the centre, turn left into Blacklands Road, first left into Westfield Road.



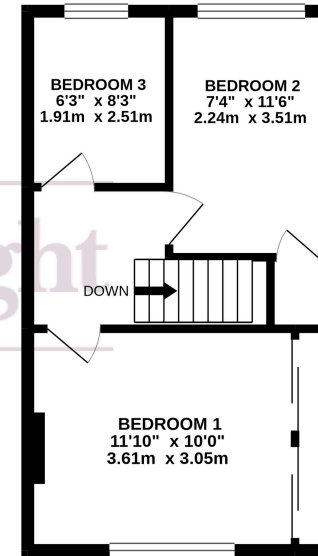
Important Information: All measurements are approximate. We have not tested any appliances or services within this property and cannot verify them to be in working order or within the vendors/s ownership. We have not verified the tenure of the property, type of construction or the condition thereof. 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 : 969sq.ft. (90.0 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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