

PROPERTY AGENTS

**JP**Knight



The Moorlands, Benson OX10 6RT



## The Moorlands, Benson

Set in a quiet residential area close to the village centre a smartly presented and extended semi detached bungalow with an attractive and secluded garden. The property features sitting and dining rooms, a kitchen/breakfast room, along with two bedrooms and a bathroom. This quiet close is just moments from all the village's shops and amenities.

The property is double glazed with gas central heating to radiators.

## Tenure - Freehold

Accommodation

Entrance Hall: Window, radiator and meter cupboard.

Sitting Room: 13'3 x 11'9

Picture window to the front, fireplace with a white surround and slate hearth – there is a back boiler and coal effect gas fire. Radiator.

Kitchen/Breakfast Room: 12'10 x 11'9

The room features a double aspect with windows to rear and side. Range of cupboards, worktops, gas cooker, fridge, freezer and washing machine. Wood style floor, radiator and loft access.





Dining Room: 11'8 x 7'9  
Window to the rear and patio doors to the terrace:  
radiator.

Inner Hall: Airing cupboard.

Bedroom 1: 14'3 x 8'9  
Window to the front, radiator.

Bedroom 2: 12'5 max x 8'9  
Walk-in bay overlooking the garden: wardrobe  
and radiator.

Bathroom:  
Fitted with a white 3-piece suite including a  
shower above the bath with screen, tiling, wood  
style floor, radiator, panelled dado and ceiling.

Outside

Front Garden:  
There is a dwarf brick wall to the front boundary  
with a gated path to the front door. The garden  
has a central lawn with flower and shrub borders  
and timber side fence.

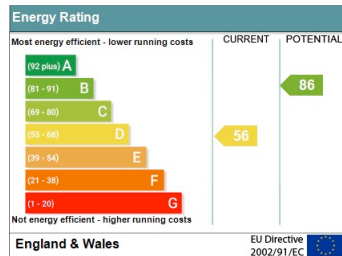
Rear Garden:  
There is a secluded south-east facing garden with  
a paved terrace leading to a lawn with established  
borders. A further terrace features a pergola. The  
garden is enclosed by a brick wall and has rear  
and side gates.



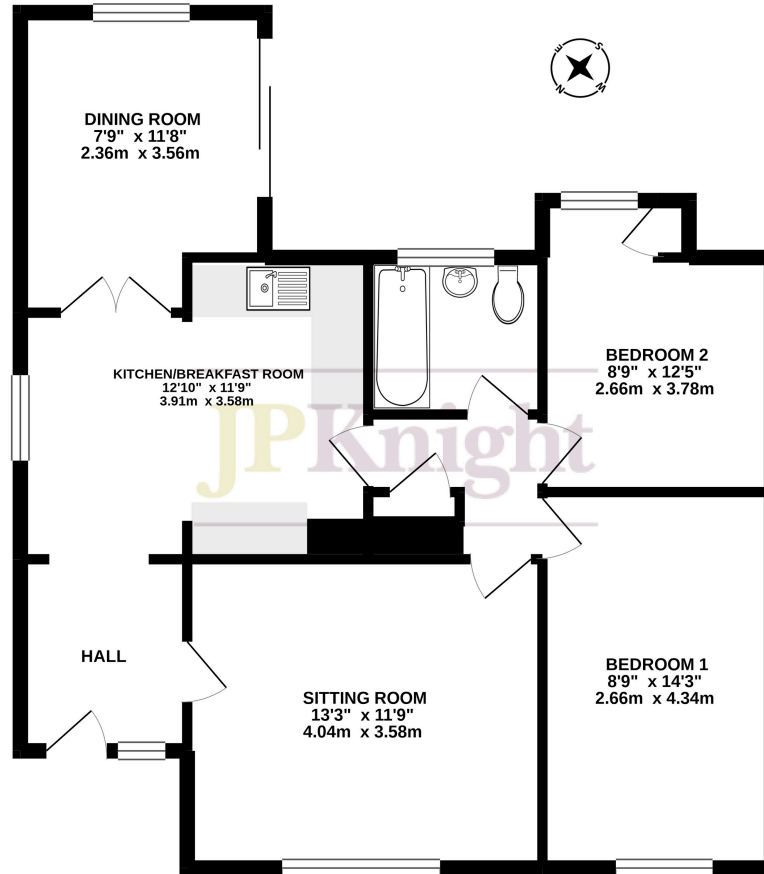
## GROUND FLOOR

### 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 A4074. After 1.7 miles turn right into Church Road and then turn immediately right into St Helen's Avenue. At the end follow the road around the left hand corner into Old London Road, follow this along and The Moorlands is along on the left.



**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.



TOTAL FLOOR AREA : 743sq.ft. (69.0 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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