

PROPERTY AGENTS

JPKnight



The Moorlands, Benson OX10 6RT



The Moorlands, Benson

Situated in this pleasant cul-de-sac close to the village centre and its amenities, a well presented semi-detached bungalow with a gravel garden and drive to the front and a secluded 30' garden to the rear. The accommodation includes a hallway, sitting room featuring a marble fireplace with gas fire and a 13' kitchen/breakfast room: an inner lobby leads to 2 bedrooms and a shower room.

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

Tenure - Freehold

Accommodation

Entrance Hall: Radiator and meter cupboard.

Sitting Room: 13'3 x 12'

Picture window to the front, marble fireplace with a coal effect gas fire, radiator and down lighters.

Kitchen/Breakfast Room: 13' x 12'

A double aspect room with tall side window and a further window with French doors to the garden. Range of storage units, worktops, stainless steel sink. Electric ceramic hob, extractor hood, fridge/freezer. Down lighters, radiator, gas boiler and loft access.





Inner Lobby:

Utility cupboard with washing machine, shelves above.

Bedroom 1: 14'4 x 8'9

Front aspect, fitted wardrobe and radiator.

Bedroom 2: 9' x 8'9

Window to the rear, radiator.

Shower Room:

Fitted with a white 3-piece suite including a wide shower cubicle, part tiled walls, radiator. Window to the rear, painted wood ceiling and down lighters.

Outside

To the Front:

The front is laid to gravel interspersed with shrubs, brick wall to the front boundary and side fence.

Gravel Driveway.

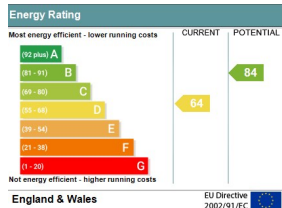
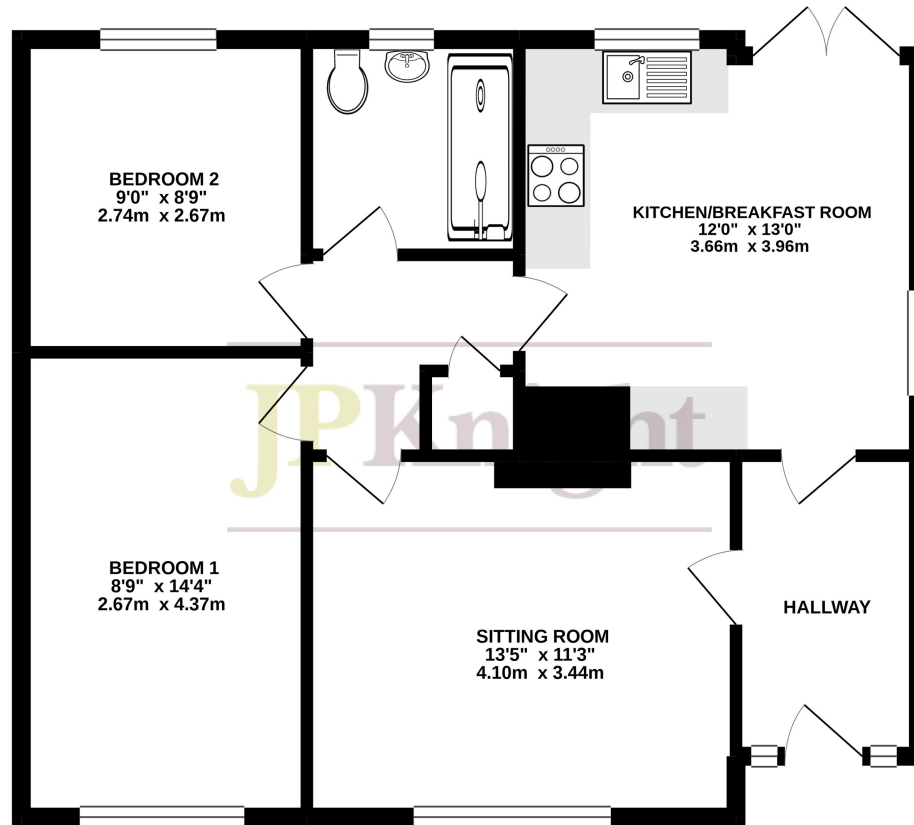
Rear Garden:

An attractive feature the garden extends to 30' deep by 34' in width, it enjoys an excellent degree of privacy. It has a paved terrace leading to an area of gravel and timber deck to the rear. Enclosed by timber fencing there is a side gate to the front.



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, The Moorlands is along on the left hand side..

GROUND FLOOR



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 : 646sq.ft. (60.0 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 is given.

