

PROPERTY AGENTS

JPKnight



Brook Street, Benson OX10 6LH



Brook Street, Benson

Occupying a superb elevated position close to the shops and amenities in the village centre this imposing semi detached home features an 80' long driveway leading to a garage and delightful and secluded 110' rear gardens with an area of lawn and vegetable area beyond. In need of modernisation the property comprises 3 bedrooms and bathroom to the first floor, downstairs it has a 22'4 living/dining room, 15' kitchen and a small conservatory.

Tenure – Freehold

Accommodation

The property is double glazed.

Entrance Hall: Stairs to 1st floor with cupboards below, electric storage heater.

Living/Dining Room: 22'4 x 10'11 Large window overlooking the front drive and garden. Pine fireplace with tiled hearth, picture rail and electric storage heater.

Conservatory: 9'1 x 6'8 French doors to the garden.





Kitchen: 14'11 x 6'1 Range of storage units with worktops, sink unit, various appliance spaces. Two windows to the side and door to the garden.

Stairs to Landing: Window to side.

Bedroom 1: 11' x 9'9 Wide window to the front, picture rail, wardrobe, electric storage heater.

Bedroom 2: 11'6 x 9'1 Window overlooking garden, electric storage heater, picture rail and airing cupboard.

Bedroom 3: 7'6 x 6'11 Rear aspect.

Bathroom: Fitted with a white 3-piece suite with a shower above the bath, tiling and window.

Outside

To the Front: There is an 80' driveway with turning space up to the house. There are two areas of lawn, shrub and plant beds with a side and front wall.

Garage: 16'3 x 8'2 Up/over door, door to garden.

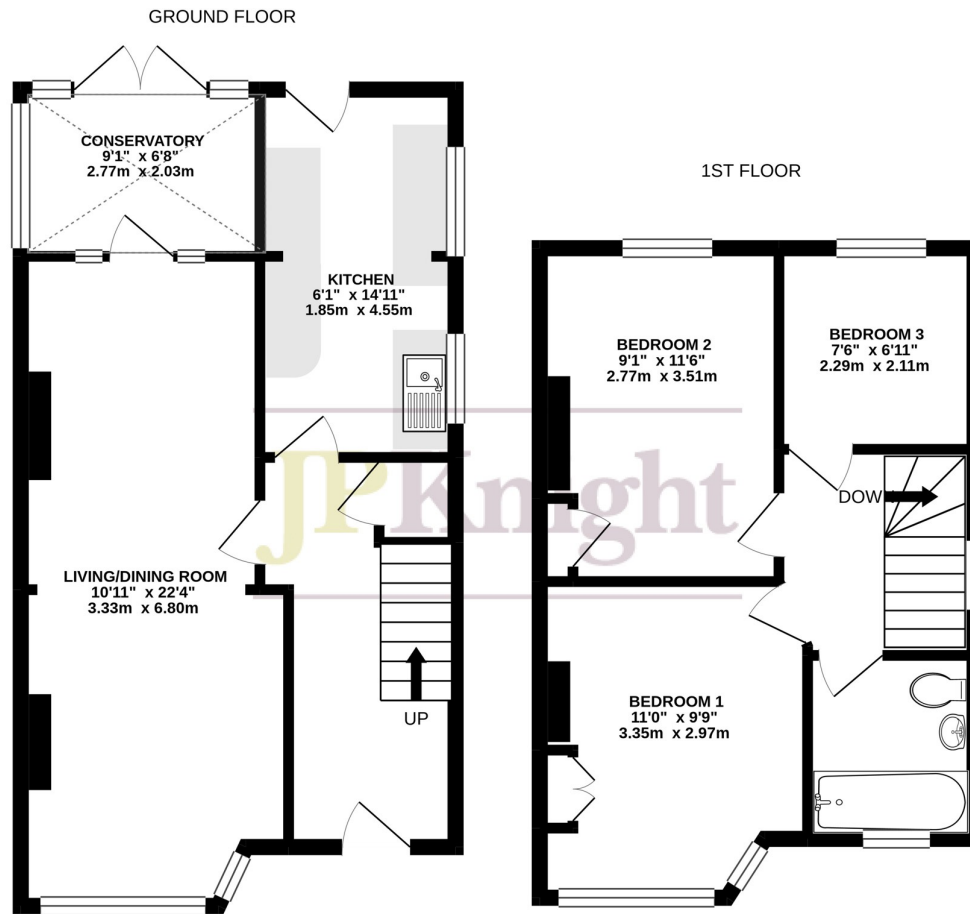
Rear Garden: A delightful feature it extends to approx. 110' offering an excellent degree of privacy. A paved terrace leads to an area of lawn with established shrubs and flowers, a side wall leads to a mature hedge. Beyond is a vegetable garden with trellis and plum tree.



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 Benson on Church Road, turn right at the T-junction onto the B4009, follow the road to the right, it becomes the High Street and then Brook Street. The property is 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 : 893sq.ft. (83.0 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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