

PROPERTY AGENTS

**JP**Knight



Forge Close, Benson OX10 6EX



## Forge Close, Benson

Set in this cul-de-sac nestled within the heart of the village and close proximity to local shops and amenities: a recently modernised semi-detached two bedroom home with a secluded 30' rear garden and two parking spaces to the front.

Accommodation includes two bedrooms and a brand new bathroom to the first floor. On the ground floor there also a newly installed kitchen and a 14' living room with patio doors opening to the garden.



## Tenure - Freehold

Accommodation

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

Entrance porch.

Entrance Hall: Tiled floor, radiator, under stair cupboard and wide archway to:

Kitchen/Breakfast Room: 9'2 x 9' Window to the front, contemporary range of newly installed storage units, worktops, and integrated induction hob with extractor hood above and electric oven, tiled floor, further appliance space, gas boiler.

Sitting Room: 14'7 x 12'5 Sliding patio doors and separate window to the rear, dado rail and radiator.





Stairs to Landing: Radiator, airing cupboard and loft access.

Bedroom 1: 12'6 x 9'3 (incl. wardrobes) Window and velux window to the front, radiator and double wardrobe.

Bedroom 2: 12'5 x 8'1 Window and velux to the rear, radiator.

Bathroom: Fitted with a white 3-piece suite with a shower unit above the bath, tiling, chrome radiator and window to the side.

Outside

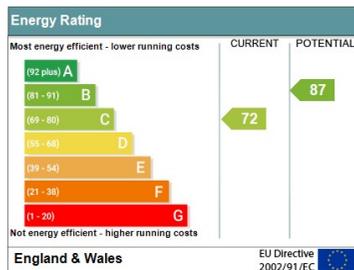
To the front there is a block paved driveway with parking for two cars.

Rear Garden: The garden extends to 30' and comprises two areas of paving with connecting pathway, side lawn and raised flowerbed, brick barbeque and shed.

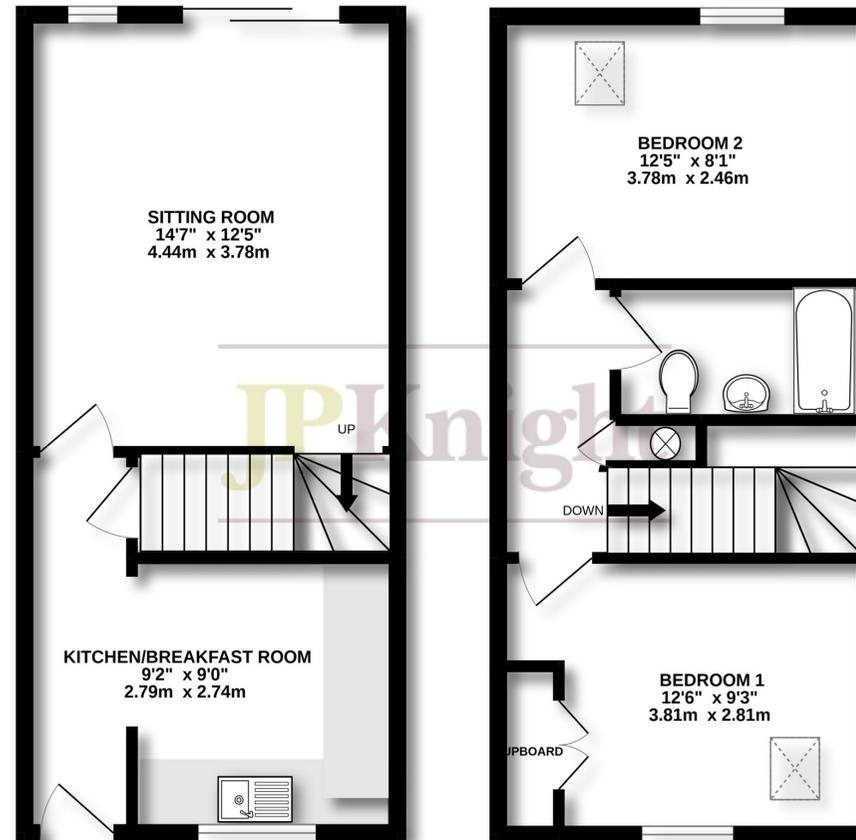
There are timber side fences and a wall to the rear border, gated path to the front.



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 T-junction onto the B4009, turn first left, on the Watlington Road. After the short straight turn right on the bend into Chapel Lane, Forge Close is on the right.



**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 - 678 sq.ft. (63.0 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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