

PROPERTY AGENTS

**JP**Knight



Westfield Road, Benson OX10 6NH





## Westfield Road, Benson

In lovely order throughout, an extended family home set in an established road close to the village centre: it has an enclosed rear courtyard as well as 54' x 17'6" driveway with extensive parking and a lawned front garden. The property has 3 bedrooms and a shower room on the 1<sup>st</sup> floor, downstairs the hall leads to a 26' living/dining room, 11' kitchen and cloakroom. The former garage is now a store and office.

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



## Tenure - Freehold

Accommodation

Entrance Hall: Wood style floor, 2 shelved alcoves, 2 radiators, stairs to landing.

Cloakroom: Fitted with a white 2-piece suite, tiling, window, down lighters and radiator.

Living/Dining Room: 25'9" x 12'1" There is an attractive stone fireplace, picture window to the front and sliding doors to the courtyard, wood style floor, 2 radiators.

Kitchen: 11'3" x 9'9" Rear aspect, range of storage units, worktops, stainless steel sink, Rangemaster cooker with backplate and extractor hood, fridge, freezer and dishwasher. Tiled floor, down lighters, radiator and under-stair cupboard.







Stairs to Landing: Window to side, loft access, wood style floor and cupboard housing gas boiler.

Bedroom 1: 13'5 x 8' Front aspect, wood style floor, double wardrobe, radiator.

Bedroom 2: 11'4 x 8'5 Window to the rear, radiator and wood style floor.

Bedroom 3: 8'11 x 7'1 Front aspect, radiator and wood style floor.

Shower Room: Fitted with a white 3-piece suite, including a wide shower cubicle, tiled walls and floor, radiator, down lighters and window.

#### Outside

To the Front: The garden is set to lawn with a shrub border and timber fence.

Extensive Block Paved Drive: 54' x 17'6 Set along the side of the property with parking for numerous vehicles and potential to convert part of it into an enlarged rear garden.

Store: 8'11 x 8'3 Twin doors, power with separate consumer unit.

Office: 10'2 x 5'6 Porthole window and door to courtyard, power: full width 2' deep cupboards.

Rear Courtyard: c. 20' x 16' Block pavers and enclosed by brick walling and a decorative wood fence with a wrought iron gate to the drive.



### 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.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		80   C
55-68	D	65   D	
39-54	E		
21-38	F		
1-20	G		

**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 : 1099 sq.ft. (102.1 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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