

PROPERTY AGENTS

**JP**Knight



Littleworth Road, Benson OX10 6LY





## Littleworth Road, Benson

A beautifully refurbished and extended family home in a quiet and established residential road close to all the amenities in the village centre.

The accommodation comprises a sitting room with fireplace, a stylish 22' kitchen/breakfast room, central reception hall, utility room and cloakroom whilst the first floor has 3 double bedrooms and 2 bathrooms.

The house has driveway parking, a lawned garden immediately at the rear and further 70' garden across the footpath.



## Tenure - Freehold

### Accommodation

The property has radiator heating via an air source heat pump and is double glazed.

Reception Hall: 19'8 x 5'3 With a polished tile floor and door out to the garden.

Sitting Room: 13' x 12'8 Window to the rear, fireplace with carved wood surround, cast iron inset and tiled slips and hearth. Radiator and ceiling beams.

Kitchen/Breakfast Room: 21'10 x 15'3 The room has a double aspect and is fitted with an attractive range of units with quartz worktops, integrated ceramic hob, extractor hood, electric oven, microwave, dishwasher and fridge/freezer. Ceiling beams and down lighters, 2 radiators.







Utility Room: 8'1 x 6'6 Front aspect, polished tiled floor, quartz worktop with sink, cupboards and appliance spaces, radiator, down lighters.

Cloakroom: White 2-piece suite, window, polished tiled floor, radiator, down lighters.

Stairs to Landing.

Bedroom 1: 13'2 x 9'6 excl. doorway. Double aspect, 2 radiators.

En Suite Shower Room: Fitted with a white 3-piece suite, mirror with backlight, tiled floor, and radiator.

Bedroom 2: 12'12 x 9'8 Rear aspect, 2 radiators, loft access.

Bedroom 3: 15'3 x 8'10 Featuring a 9'8 ceiling, a front aspect and radiator.

Bathroom: Fitted with a white 4-piece suite incl. bath and large tiled shower cubicle, mirror with back light, tiling, window, radiator and airing cupboard.

Outside

To the Front: There is a gravel drive enclosed by a brick wall.

Adjacent Rear Garden: 49' wide it is laid to lawn with flowerbed borders and a young hedge, gravel pathway to rear and side gates. Storage area to side.

Main Garden: 68' x 31' Set across the footpath it is laid to lawn with a timber fence and some mature conifers to one end.



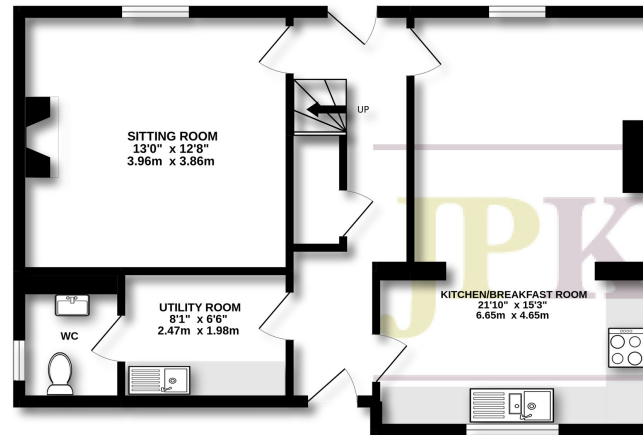
Directions: Turn right from our offices, right at the traffic lights into the High Street and proceed across Wallingford bridge into Crowmarsh Gifford. At the mini roundabout turn left into Benson Lane and left onto the A4074. Follow this until reaching the next roundabout, take the 2nd exit onto Oxford Road B4009, then left at the roundabout into Littleworth Road.

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

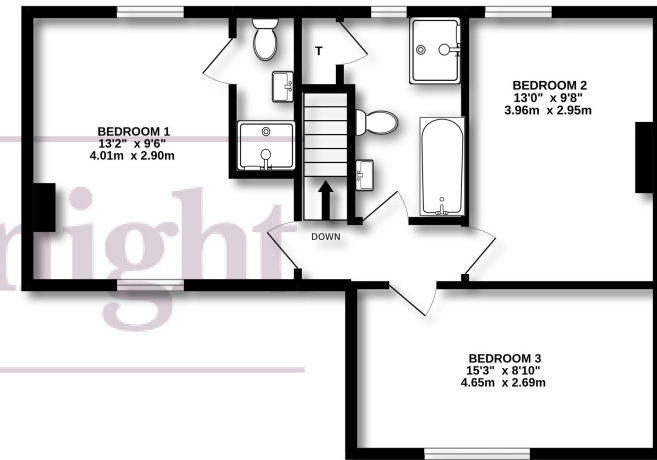
**Important Information:** All measurements are approximate. We have not tested any appliances or services within this property and cannot verify them to be in working order or within the vendors/s ownership. We have not verified the tenure of the property, type of construction or the condition thereof. 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 : 1295sq.ft. (120.3 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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