

PROPERTY AGENTS

JPKnight



Passey Crescent, Benson OX10 6LD



Passey Crescent, Benson

A superb family home set within this popular cul-de-sac in the heart of the village and within walking distance of local shops and amenities.

The spacious accommodation comprises a 26' kitchen/breakfast room opening to a conservatory, two further reception rooms and a cloakroom to the ground floor. On the first floor there are four bedrooms and two bathrooms.

Outside there is driveway parking for two cars to the front and to the rear a 53' wide southwest facing garden with a large patio and lawn area.



Tenure - Freehold

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

Accommodation

Entrance Hall: front door with glazed sidelights, under-stair storage recess, downlighter, radiator, stairs to landing.

Cloakroom: White two-piece suite, tiling.

Kitchen/Breakfast Room: 26'1 x 9'10 Two windows to rear and side door to garden, range of storage units with worktop, space for range cooker with extractor hood above, washing machine, dishwasher, tumble dryer and fridge/freezer, stainless steel sink unit, downlighters, radiator. Open to:

Conservatory: 11'2 x 10'7 Solid base with glazed surround and French doors to garden, tiled floor.





Living Room: 18'1 (into bay) x 11'3 Feature fireplace with tiled surround and hearth and wooden mantel, two radiators.

Family Room: 15'5 x 7'9 Window to front, radiator, downlighters.

Stairs to landing: Loft access, airing cupboard.

Bedroom 1: 17'6 (max) x 10'8 Two windows to front, radiator, full width fitted wardrobes, storage cupboard.

Ensuite shower room: Window to front, white three-piece suite, radiator, tiling.

Bedroom 2: 12'3 x 9'10 Window to rear, radiator.

Bedroom 3: 9'1 x 7'7 Window to rear, radiator.

Bedroom 4: 9'1 x 7'8 Window to rear, fitted wardrobe, radiator.

Bathroom: Window to side, white three-piece suite, tiling, radiator.

Outside

To the front there is a driveway with parking for two cars flanked with a paved pathway either side and gated access to rear. There is a lawn and hedge boundary.

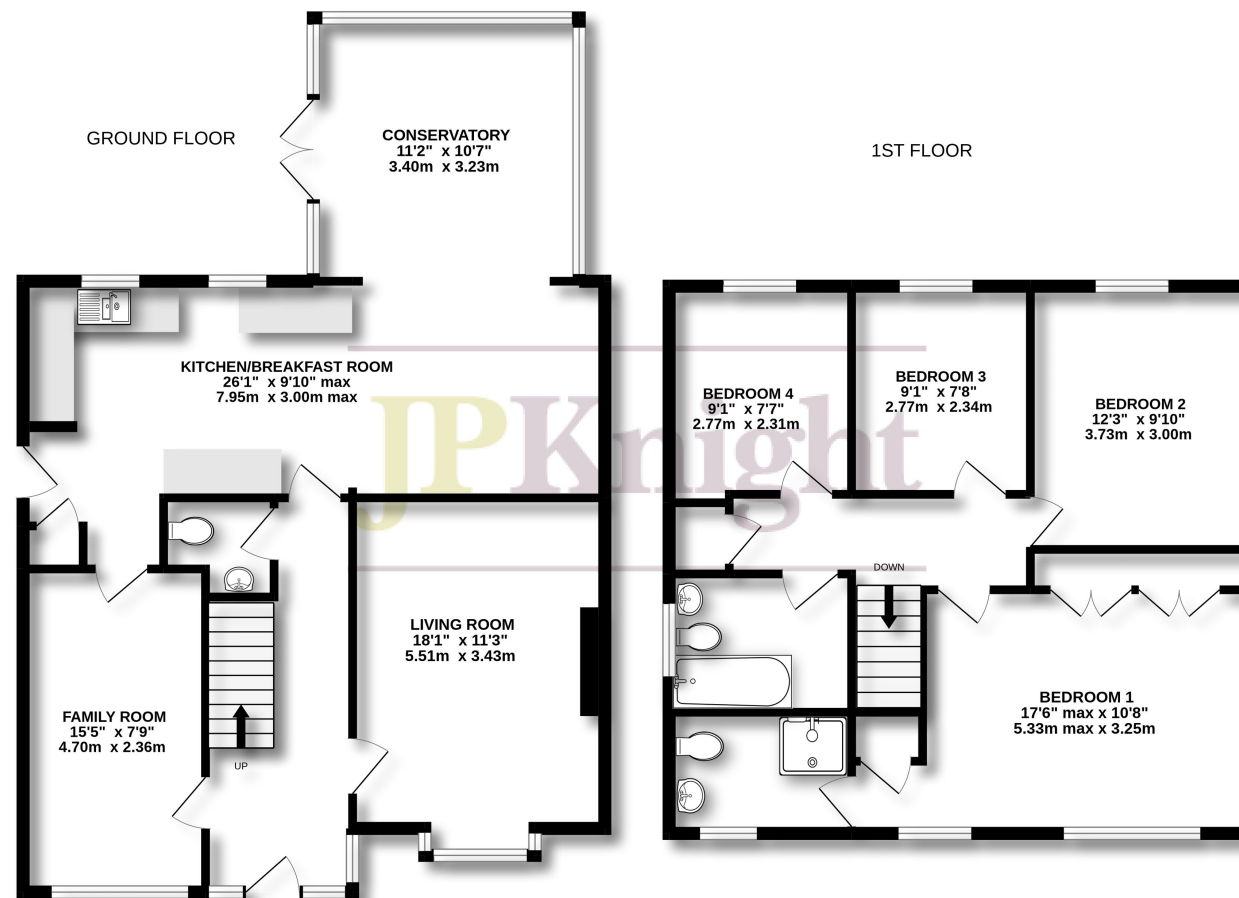
To the rear there is a full width patio with steps to a lawned area with two further patios, mature tree and timber fence boundary. To the side there is a timber storage shed adjacent to the property.



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, this road becomes the High Street then Brook Street. Passey Crescent will be found on the right. The property is on the left.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D	71 C	80 C
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.



TOTAL FLOOR AREA: 1582sq.ft. (147.0 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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