

PROPERTY AGENTS

JPKnight



Passey Crescent, Benson OX10 6LD



Passey Crescent, Benson

A fabulous four bedroom detached family home in this sought after cul-de-sac within close proximity to the village centre shops and amenities.

The spacious accommodation has three reception rooms, large kitchen/breakfast room, cloakroom and utility to the ground floor. Upstairs there are four bedrooms and two bathrooms.

To the rear there is a mature landscaped south-easterly facing garden whilst the front has a driveway with parking for several cars leading to a double garage with electric roller doors.



Tenure - Freehold

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

Accommodation

Entrance Hall: Tiled floor, downlighters, radiator, under-stair cupboard, stairs to landing.

Living Room: 18'3 x 11'2 (into bay) Walk-in bay window to front, fireplace with marble hearth and surround and carved wooden mantel, wooden floor, two radiators. Double doors to:

Dining Room: 11'2 x 9'11 Window to conservatory, wooden floor, radiator.

Kitchen/Breakfast Room: 17'4 x 9'9 Window to rear and sliding doors to conservatory, range of storage units and worktop, double oven, gas hob with extractor hood above, space for dishwasher, downlighters.

Utility: 10'4 x 5'11 Single door to garden, range of storage units and worktop, stainless steel sink unit, space for washing machine.





Cloakroom: White two-piece suite, downlighters, radiator, tiled floor, fitted shelves.

Garden Room: 17'10 x 9'10 Brick base with glazed surround and double doors to garden, two Velux windows, exposed brick wall, tiled floor, downlighters.

Stairs to landing: loft access, airing cupboard.

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

Ensuite Shower Room: Window to front, white three-piece suite, downlighters, radiator, mirror, wood style floor.

Bedroom 2: 12'3 x 9'11 Window to front, radiator.

Bedroom 3: 7'11 x 9'1 Window to rear, radiator.

Bedroom 4: 9'0 x 7'7 Window to rear, radiator.

Bathroom: Window to side, white three-piece suite, tiled walls, mirror, wood style flooring.

Outside

The front there is driveway parking for several cars with a central flower bed, lawn and low hedge border and gated access to the rear.

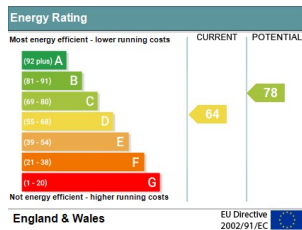
The rear garden has a large patio area with retaining wall, well stocked flower beds flanking a lawn. There are mature shrub and tree borders with a low brick wall and timber fence boundary.

Garage: 19'3 x 16'7 (max) Two electric roller doors, light and power.



Directions

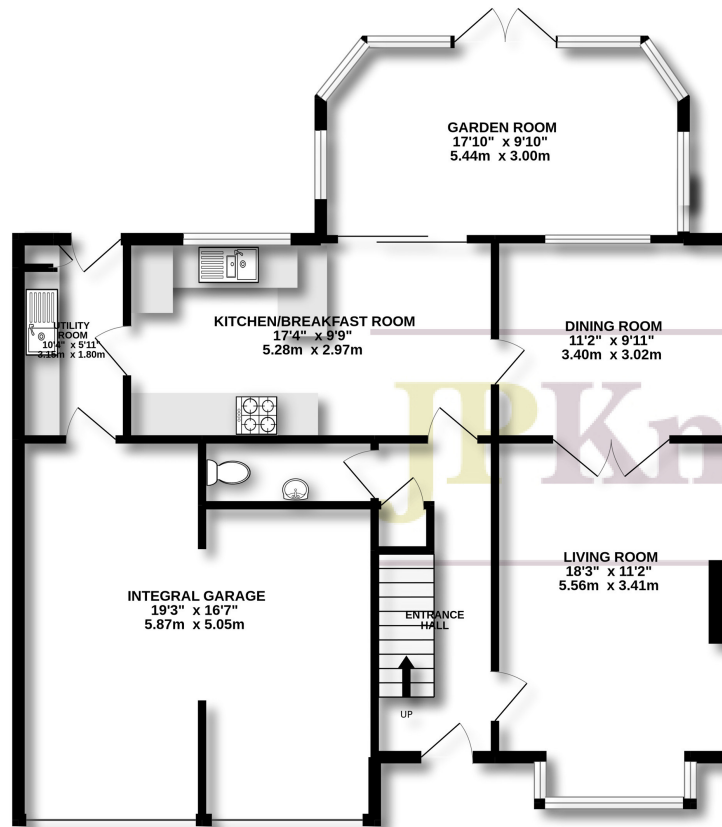
Leave Wallingford via the High Street over the Thames into Crowmarsh Gifford, proceed to the roundabout and turn left onto the A4074. After 1.7 miles turn right into Church Road, turn right at the T- junction onto the B4009, this road becomes the High Street then Brook Street. Passey Crescent will be found on the right and the property is in the right hand corner.



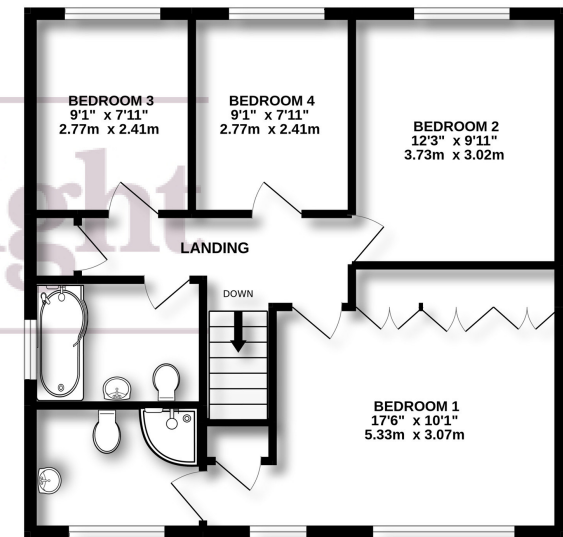
Important Information: All measurements are approximate. We have not tested any appliances or services within this property and cannot verify them to be in working order or within the vendors/s ownership. We have not verified the tenure of the property, type of construction or the condition thereof. 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 : 1539sq.ft. (143.0 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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