

PROPERTY AGENTS

JPKnight



Walnut Acre, Benson OX10 6FJ



Walnut Acre, Benson

A beautifully presented semi-detached property tucked away on this exclusive development within close proximity to the village centre shops and amenities. The immaculate accommodation comprises a spacious entrance hall leading to a contemporary kitchen/dining room, living room with French doors to the garden and cloakroom. Upstairs there are two double bedrooms and two bathrooms. The landscaped rear garden is a lovely feature facing south east and offering a great deal of privacy. There is driveway parking to the front for two cars.



Tenure - Freehold

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

Accommodation

Entrance Hall: Tiled floor, radiator with cover, downlighters, stairs to landing.

Kitchen/Dining Room: 11'5 x 15'0 Window to front and side, contemporary range of white gloss storage units and worktop, single oven, electric hob with extractor hood above, stainless steel sink unit, integrated fridge/freezer and dishwasher, boiler, utility cupboard with appliance space, under-stair cupboard, tiled floor, radiator and cover, downlighters.

Living Room: 14'9 x 12'3 French doors and window to rear, wood style flooring, radiator and cover, downlighters.



Stairs to landing: Loft access, storage cupboard, downlighters.

Bedroom 1: 10'5 x 14'9 Window to rear, radiator, downlighters.

Bedroom 2: 12'2 x 9'5 Window to front, fitted wardrobes, radiator.

Ensuite Shower Room: Window to front, white three-piece suite, tiled wall and floor, chrome radiator, mirror and light, downlighters.

Bathroom: Window to side, white three-piece suite including bath and shower above, tiled wall and floor, chrome radiator, downlighters.

Outside

The secluded rear garden is a lovely feature facing South-East with a full-width paved terrace leading to an established lawn with well stocked borders, greenhouse, raised gravel seating area, low brick wall boundary with newly planted trees, shed and gated access to the front.

There is a block paved driveway with parking for two cars flanked with planted flower beds and timber fencing at the end of the cul-de-sac.

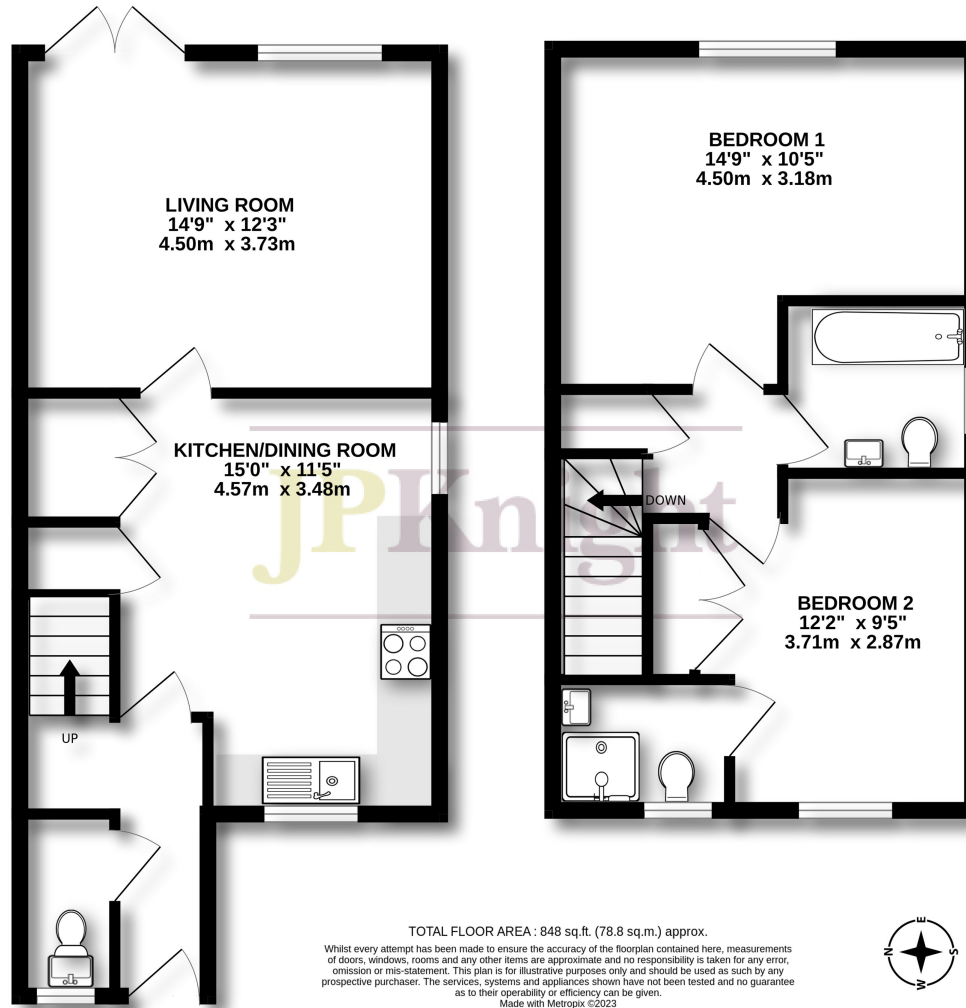


Directions

From our offices turn right and right again onto High Street. Continue over the bridge onto The Street and first exit onto Benson Lane. Turn left onto A4074 for 0.9 miles and right into Church Road, right into Castle Square and left into Watlington Road for 0.4 miles and right into Blackland Road. Turn left into Williams Orchard and right into Walnut Acre where the property is on the left at the end.

Score	Energy rating	Current	Potential
92+	A		95 A
81-91	B	83 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.



TOTAL FLOOR AREA: 848 sq.ft. (78.8 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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