

PROPERTY AGENTS

JPKnight



St Helen's Way, Benson OX10 6SW



St Helen's Way, Benson

A beautifully presented family home set in this delightful traffic free setting adjacent to a brook and within easy walking distance of the shops and amenities in the village centre. The versatile configuration has a possible four bedrooms and two reception rooms with two bathrooms and a 19'7 kitchen/ breakfast room. It has gardens front and rear and nearby garage with a parking space.

Accommodation

The property is double glazed with central heating to radiators.

Freehold

Entrance Hall: Stairs to landing, cupboard under, tall window to rear and radiator.

Living Room: 20'8 x 19' (L-shaped)

Fireplace with coal effect gas fire and marble hearth: two windows to the front, two radiators, cupboard.

Open way to;

Dining Room: 13'9 x 8'3

Window to the side, radiator: down lighters.

Kitchen/Breakfast Room: 19'7 x 10'7 max.

Sliding patio door to the garden, range of storage units, worktops, pelmet/down lighting, gas hob with extractor hood, double electric oven, fridge freezer, washing machine, additional fridge, further appliance spaces, larder cupboard, tiled floor, radiator.

Family Room/ Bedroom 4: 16' x 8'3

Window to the rear: radiator.





Bedroom 1: 15' x 8'7 (excluding the entrance)

Rear aspect, range of fitted wardrobes and dressing table.

En Suite Shower Room: White suite including a tiled shower cubicle, tiling, window, down lighters, chrome radiator.

Stairs to Landing: Side aspect, airing cupboard housing both the tank and gas boiler.

Bedroom 2: 12' x 11'7

Front aspect, radiator and fitted wardrobes.

Bedroom 3: 12' x 10'

Rear aspect, radiator and eaves cupboards.

Bathroom: White 3-piece suite including a P-bath with shower unit and screen, tiling, chrome radiator: window and down lighters. Loft access.

Outside

Front Garden: Established lawn with mature shrub side bed. A gravel path leads to the front door. The garden also extends on the far side of the brook.

Rear Garden

Offering a good deal of seclusion. It comprises a lawn with flower and shrub border beds and mature silver birch, enclosed by recently replaced timber fencing. There is a summerhouse with a paved terrace, further paving to the side of the property and a pathway with gate to the front.

On the far side of the house is a lean to store approx. 15'5 max x 7'3 with doors both front and rear.

Garden Shed: 6'10 x 4'9

Garage in Block: Up/over door and a parking space to the front.



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 immediately right into St Helens Avenue. Take the second left into St Helens Way, turn into the first spur on the right and park. Cross the footbridge and the property is straight ahead.

Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92-100) A		
(81-91) B		
(69-80) C		78
(55-68) D	55	
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England & Wales	EU Directive 2002/91/EC	

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.

