



Passey Crescent, Benson OX10 6LD



Passey Crescent, Benson

A superb family home set on this small, exclusive development close to the village centre and its amenities. There are four bedrooms, 2 refitted bathrooms along with two reception rooms, conservatory and an upgraded kitchen with utility. Outside there is a driveway and garage as well as an enclosed garden to the rear.

Accommodation

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

Tenure - Freehold

Entrance Porch: Front door flanked by side windows to;
Entrance Hall: Radiator, stairs to landing, storage space.
Cloakroom: White 2-piece suite and radiator.

Sitting Room: 17'8 x 11'3

The room features a fireplace with white surround, marble inset and hearth, fitted coal effect gas fire, walk in bay to the front, two radiators.

Dining Room: 11'3 x 9'10

Radiator and bi-folding glazed doors to;

Conservatory: 10'5 x 9'

Set on a brick plinth, twin French doors out to the garden.

Kitchen: 14'2 x 9'9

Two windows overlook the rear gardens, range of storage units with wood worktops, Belfast sink, electric hob with stainless steel back plate, double electric oven, dishwasher, space for fridge freezer, wood style floor, down lighters, radiator.





Utility Room: 6'4 x 4'9
 Door to the side, appliance space, fitted cupboards, wood style floor: radiator and gas boiler.

Stairs to Landing: Loft access, airing cupboard.

Bedroom 1: 14' x 10'8
 Two windows to the front, range of fitted wardrobes and radiator.

En Suite Bathroom: Fitted with a white 3-piece suite, chrome radiator, down lighters and window.

Bedroom 2: 12'3 x 9'10
 Window overlooking the rear garden: radiator.

Bedroom 3: 9' x 8' Rear aspect radiator.

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

Shower Room: Refitted with a white 3-piece suite including a wide tiled shower cubicle with overhead and hand held shower unit, chrome radiator, down lighters and window.

Outside

To the front there is a double width drive with a paved path to the front door, a lawn to the side with mature shrub and hedging to the border.

Garage: 16'3 x 8'2
 Twin doors open to the front, light and power.

Rear Garden: Offering a good deal of seclusion the garden extends to a maximum of 39' and features a large area of decking with steps down via a pergola to an area of lawn. There are flower and shrub border beds; the gardens are enclosed with a combination of brick walling and timber fencing with a side gate to the front.

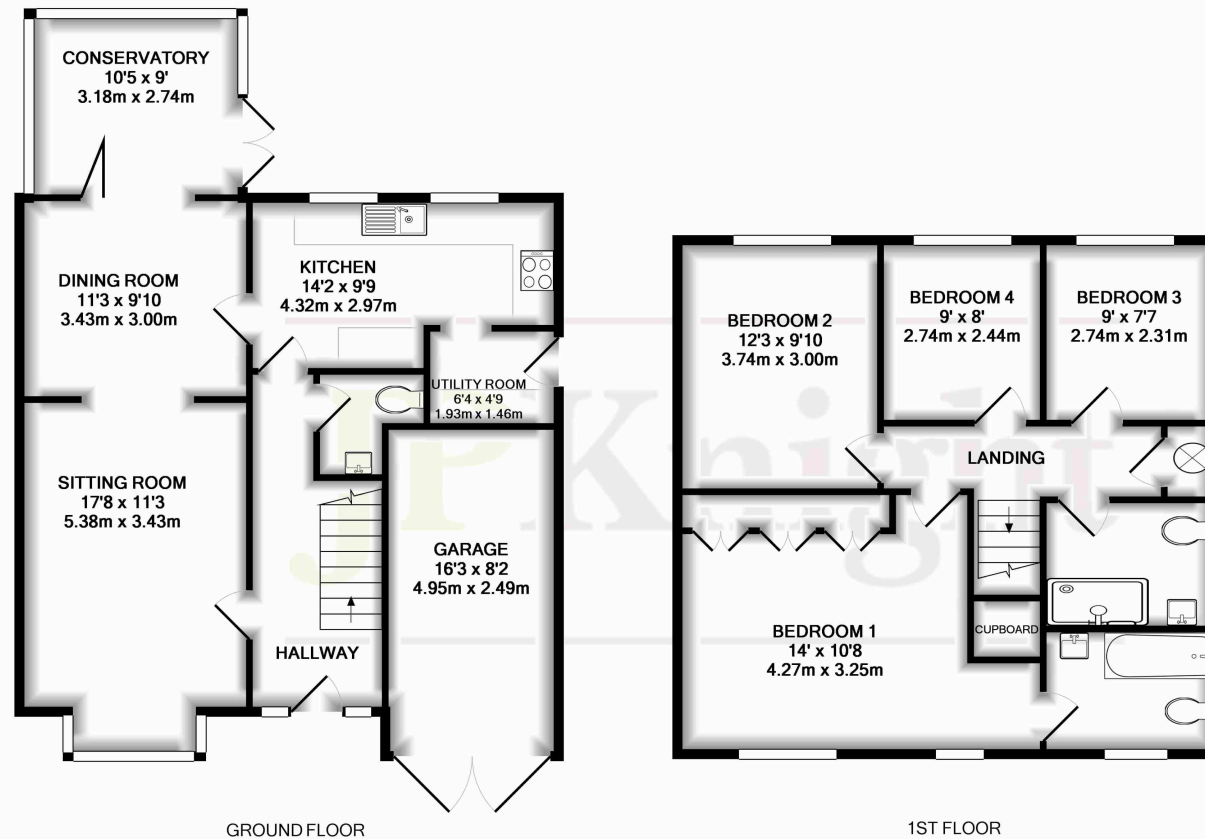


Directions

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 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.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-100) A		
(81-91) B		
(69-80) C		79
(55-68) D	61	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
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.



TOTAL APPROX. FLOOR AREA 1216 SQ.FT. (113.0 SQ.M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan 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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