



St Helen's Way, Benson OX10 6SW



St Helen's Way, Benson

A superbly presented chalet style home set in a quiet residential area close to the shops and amenities of this keenly sought after village. The property's versatile layout comprises a possible 3 bedrooms along with a bathroom, cloakroom, 19' living room and a 20' kitchen breakfast room. The property features attractive views across the brook to the front. There is an enclosed and secluded 30' rear garden, large detached garage and utility room.

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

Tenure - Freehold

Entrance Hall: Tall window, stairs to landing with cupboard under: radiator.

Cloakroom: White 2-piece suite, tiled floor and window.

Sitting Room: 19' x 11'7 maximum

Two windows overlook the front garden and brook beyond, two radiators, stone fireplace with a coal effect gas fire.

Kitchen Breakfast Room: 20'2 x 9'10 maximum

Double aspect with windows rear and side, door to the side, range of storage units with worktops, induction hob with extractor hood, electric oven and combination microwave/oven/grill, dishwasher, space for fridge freezer, down lighters, tiled floor, radiator and storage cupboard.





View to the front

Bedroom 3/Family Room: 9' x 8'7
Rear aspect and radiator.

Stairs to First Floor Landing:
Window to the side, radiator, airing cupboard housing gas boiler.

Bedroom 1: 12' x 11'8
Double wardrobe, eaves cupboard, front aspect and radiator.

Bedroom 2: 14'5 x 9'10 (floor level measurements)
Radiator and eaves cupboard.

Bathroom: Fitted with a 4-piece white suite comprising panelled bath and separate tiled shower cubicle, tiled walls and floor, chrome radiator with window and loft access.

Outside

There is a block paved driveway leading to:

Garage: 16'4 x 11'2 maximum

Window to the side, light and power, up and over door, connecting door to;

Utility Room: 10'6 x 9'2

Worktops with sink units, appliance space, windows rear and side and door out to the garden.

Rear Garden:

Extending to 33' there is a block paved terrace with a path to the utility/garage. Beyond the garden is set to lawn, a side path and enclosed by timber fencing, and side flowerbeds.

Front Garden:

Extending to approx. 30' with island and border shrub and plant beds and a central lawn with a paved path to one side.

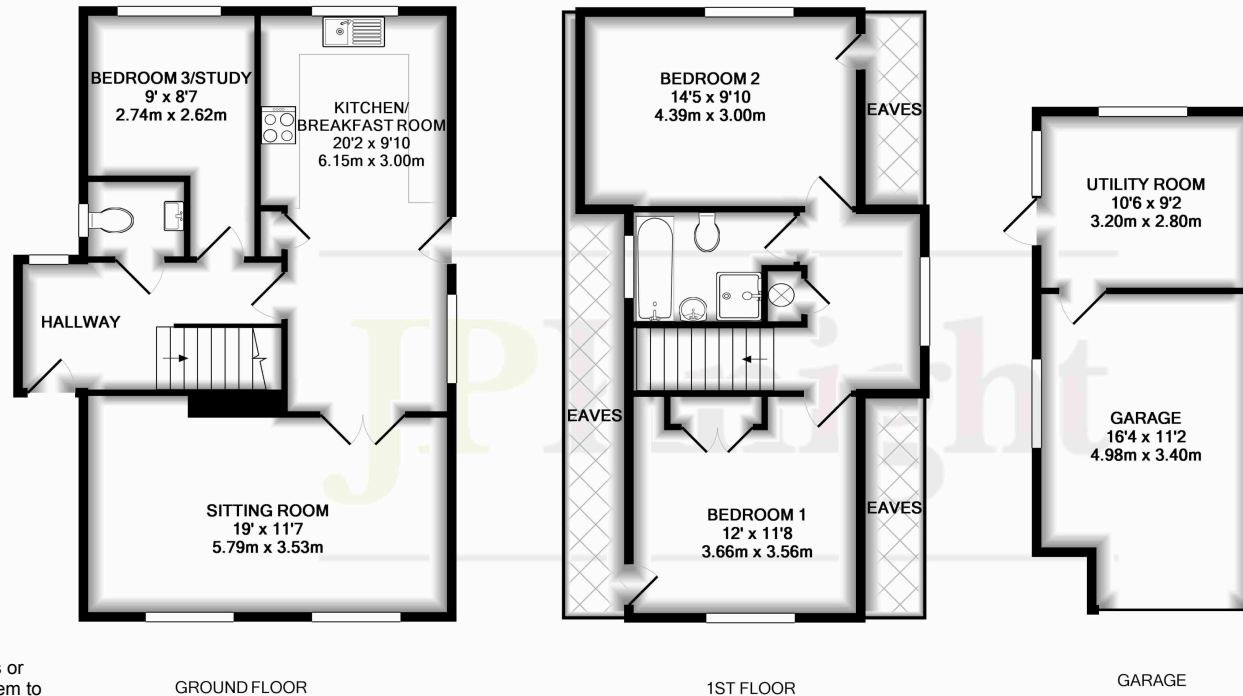


Directions

Leave Wallingford via the High Street over the Thames into Crowmarsh Gifford, proceed to the mini-roundabout and turn left into Benson Lane, at the end turn left onto the A4074. After 1.7 miles turn right into Church Road, turn immediately right into St Helen's Avenue. The second left is St Helen's Way, the property is on the right.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-100) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
	37	50
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 1001 SQ.FT. (93.0 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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