

PROPERTY AGENTS

JPKnight



St Helen's Way, Benson OX10 6SW



St Helen's Way, Benson

Overlooking a pretty brook, close to the village centre and its shops, a beautifully presented detached chalet style home with a 45' garden. It also has a detached garage and driveway parking. There are 3 bedrooms, bathroom and cloakroom: the living space comprises a 20'6 x 18'10 living/dining room and kitchen.



Accommodation

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



Tenure – Freehold

Entrance Hall: Wood style floor, tall window to the front, stairs to landing, cupboard, radiator.

Cloakroom: Fitted with a white 2-piece suite, wood style flooring, window.

Living/Dining Room: 20'6 x 18'10

A bright double aspect room with two windows to front and one to the side, three radiators, cupboard, wall mounted log effect electric fire.

Kitchen: 9'10 x 9'10

Window to rear and door to side, range of storage units, wood work tops, pelmet and down lighters, stainless steel sink unit, gas cooker including four ring hob and oven, dishwasher, fridge freezer, space for washing machine, radiator, gas boiler.





Bedroom 3/Study: 9'5 x 8'7 French doors to garden, radiator.

Stairs to Landing: Window to side, airing cupboard.

Bedroom 1: 12' x 11'9 (incl. wardrobe)

Window to front, range of wardrobes, radiator: eaves cupboard.

Bedroom 2: 11'10 x 10' Window to rear, radiator, two wardrobes: radiator and eaves cupboard.

Bathroom:

Fitted with a white 4-piece suite including bath and shower cubicle, tiled walls and floor, window, loft access.

Outside

Front Garden:

Set to lawn with border flowerbeds and path to front door, it leads down to the brook in front.

Garage: 16'4 x 7'10

Up/over door, door to garden, light and power.

Rear Garden:

Extending to 45' in length it is predominantly laid to lawn with a full width paved terrace and path to either side of the property. Enclosed by timber fencing there is a door into the garage and gate to the drive.

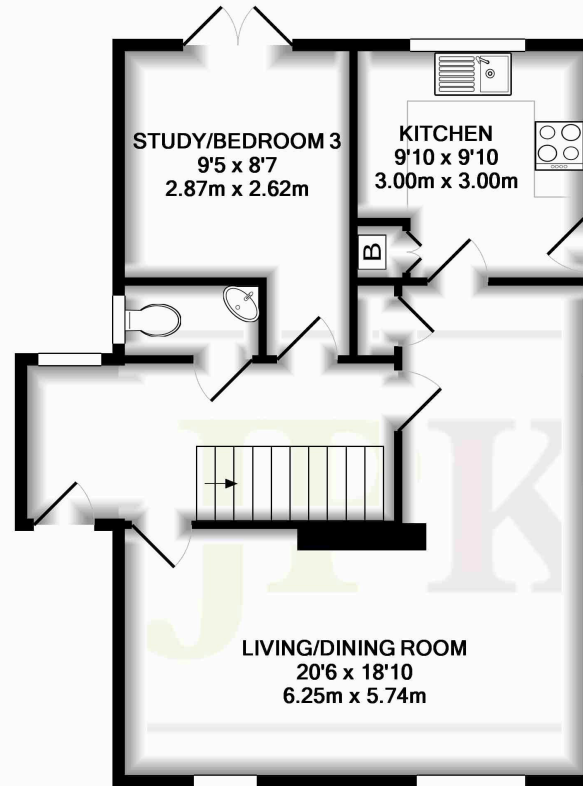


Directions

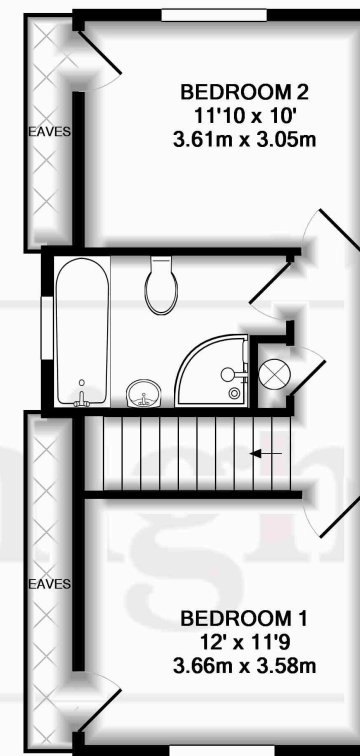
Leave Wallingford via the High Street over the Thames into Crowmarsh Gifford, proceed to the mini-roundabout and turn left into Benson Lane, at the end turn left onto the A4704. After 1.7 miles turn right into Church Road, turn immediately right into St Helen's Avenue. The second left is St Helen's Way, the property is on the right.

Energy Efficiency Rating	
Current	Potential
Very energy efficient - lower running costs	
92-100 A	90
81-91 B	
69-80 C	
55-68 D	
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.



GROUND FLOOR



1ST FLOOR

TOTAL APPROX. FLOOR AREA 980 SQ.FT. (91.0 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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