



Offas Close, Benson, OX10 6NR

£415,000 Freehold

THOMAS
MERRIFIELD
SALES LETTINGS





The Property

A superbly presented and extended semi detached family home located on a quiet cul-de-sac in this very popular South Oxfordshire village. The property has been vastly upgraded and reconfigured by the current owners with the addition of a wonderful kitchen / dining / family room with an external utility room plus an en-suite shower room to the principal bedroom.

The ground floor accommodation comprises of a modern sitting room with large picture window, a refitted and reconfigured bathroom plus the outstanding L-shaped Kitchen / Diner / Family Room with doors opening onto the rear gardens. The first floor has three bedrooms with the principal bedroom benefitting from an en-suite shower room.

Externally, the frontage offers driveway parking for at least two vehicles with separate access to the house and utility room. The rear gardens have been landscaped for ease of maintenance with a large paved patio area and raised lawn.





Key Features

- Extended Semi Detached Home
- Beautiful Kitchen / Diner / Family Room
- Three Bedrooms
- Principal Bedroom with En-Suite Shower
- Refitted Ground Floor Bathroom
- Easy Maintenance Gardens
- Cul-de-sac Location
- Driveway Parking

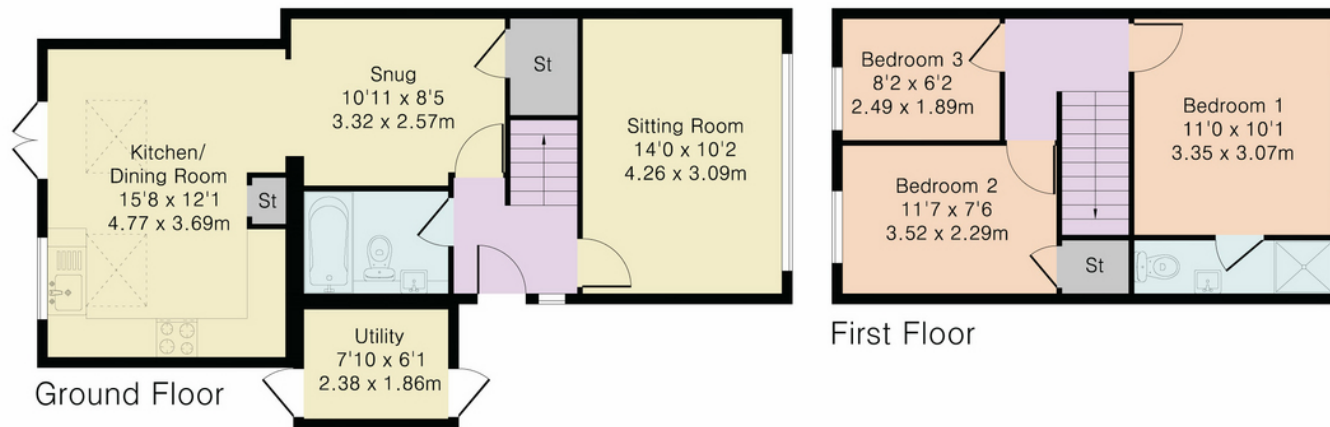


The Location

Some material information to note: Gas central heating. Mains water, mains electrics, mains drains. The property has private driveway parking. Offcom checker indicates standard to ultrafast broadband is available at this postcode. Offcom checker indicates mobile availability with all of the major providers. Properties built pre-2000 may contain asbestos in certain materials used in their construction or in subsequent building work. Examples of these materials are; Artex, vinyl tiles, sheet boards, corrugated roofing, pipework and lagging/insulation. These are generally considered safe unless disturbed but prospective buyers must take their own advice. The government portal generally highlights this as an unlikely/low risk postcode for flooding. We are not aware of any planning permissions in place which would negatively affect the property. Details of any covenants or easements are available on request from the estate agent.



Approximate Gross Internal Area 940 sq ft – 87 sq m
 Ground Floor Area 591 sq ft – 55 sq m
 First Floor Area 349 sq ft – 32 sq m



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2. Any areas, measurements or distances are approximate.

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