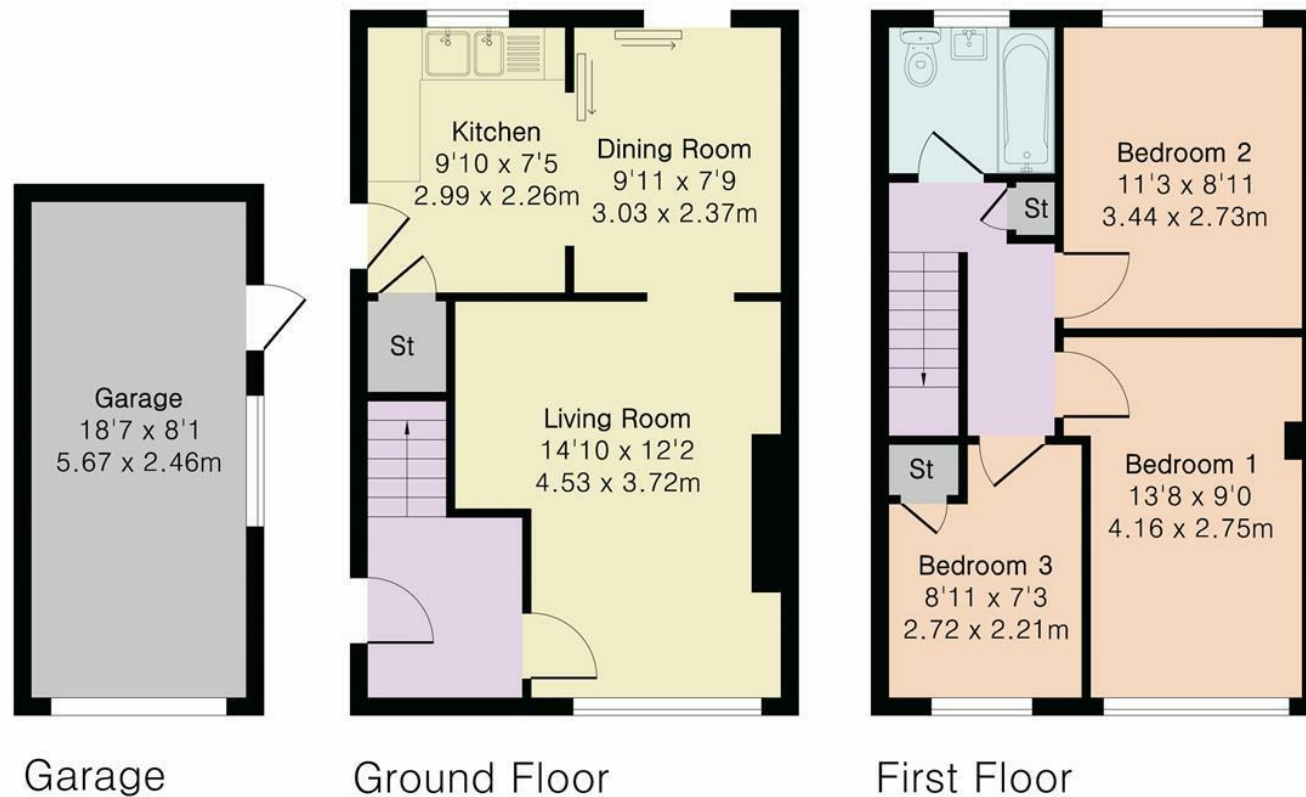


# Approximate Gross Internal Area 930 sq ft - 86 sq m

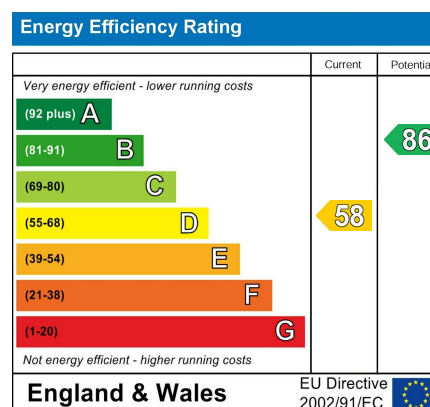
Ground Floor Area 390 sq ft – 36 sq m

First Floor Area 390 sq ft – 36 sq m

Garage Area 150 sq ft – 14 sq m



Although Pink Plan Ltd ensures the highest level of accuracy, measurements of doors, windows and rooms are approximate and no responsibility is taken for error, omission or misstatement. These plans are for representation purposes only as defined by RICS code of measuring practise. No guarantee is given on total square footage of the property within this plan. The figure icon is for initial guidance only and should not be relied on as a basis of valuation.



**Guide Price**  
**£440,000**

**40, Westfield Road**  
**Benson**

A well-appointed three bedroom house with opportunities to further update, with off-road parking, garage and a good sized garden.

- Semi-detached house
- Open kitchen and dining area
- Light and bright sitting room
- Two double bedrooms
- One single bedroom
- Family bathroom
- Spacious garden
- Driveway parking
- Single garage

A semi-detached family home with three bedrooms, a good sized garden, driveway parking and a single garage

- Wallingford 4 miles
- Oxford 10 miles
- Watlington 5.3 miles
- M40 (J6) 6 miles
- London 48 miles
- Heathrow 35 miles





## 40 Westfield Road

Located in the picturesque village of Benson in Oxfordshire, this semi-detached house offers a good combination of comfort and convenience. With local shops in easy walking distance and the River Thames close by, the location is ideal for those seeking a relaxed village lifestyle.

The property features an open kitchen and dining room, and a light and bright sitting room. Upstairs are 2 double bedrooms, a single bedroom, and a family bathroom. Outside, you will find a driveway, a single garage, and a good-sized lawned garden, providing plenty of outdoor space.

In good condition, this property also offers further opportunities for you to make it your own.

## Outside

The front garden is laid to lawn with a mature ? tree and a detached single garage alongside. To the rear is a good sized lawned garden and to the side, a generous gravelled seating area. There is access to the garage and a side gate leading to the driveway with parking for a number of cars.

## Benson

Benson is an attractive village on the Thames, located some three miles north east of Wallingford. The original settlement can be traced back to a Saxon manor. From the 17th century onwards the village prospered as a coaching stop, being located on the important London to Oxford road. Benson has an excellent Primary school and pre-school along with crèche facilities and a holiday club for children of all ages. There are good local shops in the village and, of course, the amenities of Wallingford and the Thames are close by.

## Services

Mains services: Gas/Electricity / Water / Drainage  
Local Authority: South Oxfordshire District Council  
Tax Band: C  
EPC Rating: D

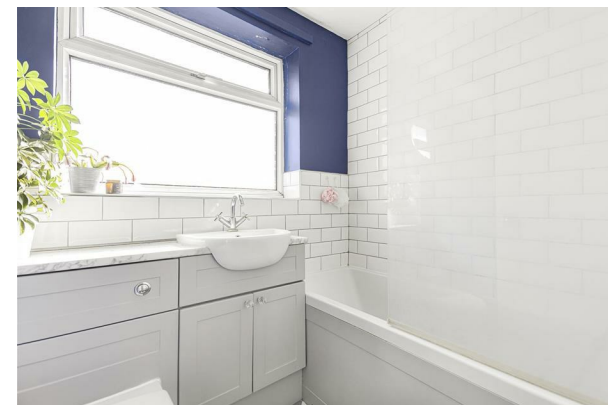


## Directions

Postcode: OX10 6NJ What3Words:///toys.luck.reflected

## Viewings

Viewing by prior appointment with Robinson Sherston office.



Tel: 01491 614000

Email:

watlington@robinsonsherston.co.uk



## Sales Disclaimer

*IMPORTANT NOTICE: Nothing in these particulars shall be deemed to be a statement that the property is in good structural condition or that any services, appliances, equipment, or facilities are in good working order. Measurements and distances referred to are given as a guide only whilst descriptions of the property are subjective and are used in good faith as an opinion and not as a statement of fact. Purchasers must satisfy themselves by inspection or otherwise on such matters prior to purchase.*