







Benson Road, Headington

A nicely presented three bedroom semidetached home sold with the added benefit of no onward chain, ideally located within a 15-minute walk to the Nuffield and Churchill Hospitals. Due to the location and size the property would make an ideal first time or investment purchase.

In brief the property comprises an enclosed porch, entrance hall, ground floor WC, bay fronted sitting room with the kitchen/ dining room spanning the full width of the house with direct access onto the garden. The first floor offers the three bedrooms (two doubles and a large single) as well as the family bathroom.

Externally off road parking to the front with a large well maintained rear garden, ideal for a family with children. The rear garden

also has an outbuilding with electrics. Call sole agent Connells on 01865 763 501 to arrange your viewing.

Porch

Tiled floor.

Hall

Radiator. Stairs to first floor.

Cloakroom

Double glazed window to the side aspect. Low level WC. Wash hand basin. Tiled floor.

Sitting Room

11' 11" x 11' 6"

Double glazed bay to the front aspect. Radiator. Coved ceiling. Wood flooring. Fireplace.

Kitchen/Dining Room

20' 10" x 11' 10"

Floor and wall units. Space for cooker. Space and plumbing for washing machine and dishwasher. French doors to the rear garden. Double glazed window to the rear aspect. Door to the utility room.

Landing

Loft access. Wood flooring.

Bedroom 1

12' max x 11' 11"

Double glazed bay to the front aspect. Radiator. Coved ceiling. Wooden flooring.

Bedroom 2

12' max x 9'

Double glazed window to the rear aspect. Radiator. Wooden flooring.

Bedroom 3

8' 5" x 8' 11"

Double glazed window to the rear aspect. Radiator. Wooden flooring.

Bathroom

Double glazed window to the side and front aspects. Low level WC. Shower over bath. Vanity wash hand basin. Towel rail. Cupboard housing gas boiler.

Front Garden

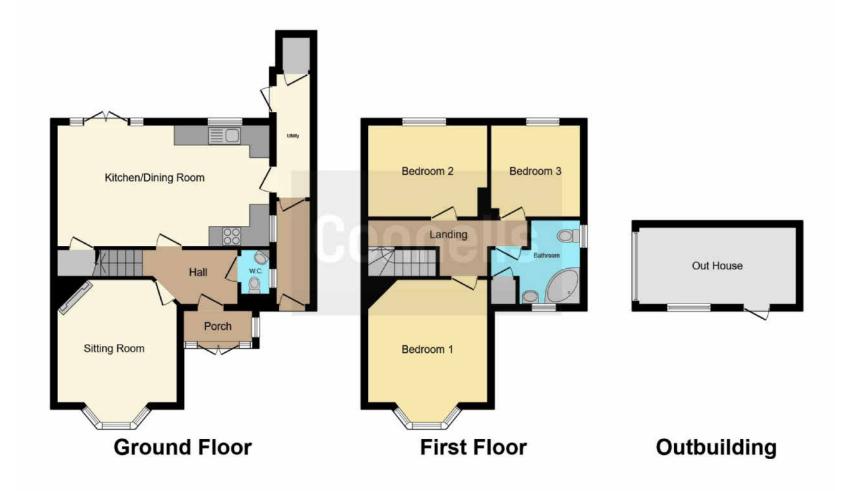
Parking for two cars

Rear Garden

Patio. Lawn. Mature trees and shrubs. Outbuilding with electrics.







This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.focalagent.com



Benson Road, Headington

Located in the ever popular Lye Valley area, mid-way between Headington and Cowley is this well presented three bedroom semi-detached family home sold with the benefit of no onward chain.

Guide Price

£450,000

EPC Rating: D Council Tax Band: C Tenure: Freehold



Connells SIGNATURE

To view this property please contact us on

01865 763 501

or email headington@connells.co.uk

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^{3.} The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.





^{1.} MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract.