



**Brook Street, Benson, Wallingford. OX10 6LQ**



## Welcome to

### Brook Street, Benson, Wallingford

Allen & Harris Estate Agents have the pleasure in marketing this three bedroom, double bay fronted Victorian end terraced house, situated on the main high street in Benson with parking. Located on the main high street in Benson, this spacious 3 bedroom property is within 0.2 mile walk from the local shops, restaurants and bus stops. The ground floor offers a lovely sized living room with feature fireplace and boxed seat bay window that then leads into a generous dining room with plenty of natural light. The kitchen is also of a generous size with plenty of cupboards, counter space and range cooker and is further complimented with a cloakroom/wc. Upstairs the main bedroom has feature bay with built in storage and two recessed wardrobes, two further bedrooms and modern fitted four piece family bathroom. The loft space is either ideal for storage, as it's currently partly boarded, or you there is potential for a loft conversion (sto).





### Entrance Hall

### Living Room

14' 11" x 10' 2" Plus Bay Window ( 4.55m x 3.10m Plus Bay Window )

### Dining Room

10' 6" x 9' 10" ( 3.20m x 3.00m )

### Kitchen

10' 5" x 9' 6" ( 3.17m x 2.90m )

### Cloakroom / Wc

### Landing

### Bedroom One

14' 11" x 9' Plus Bay Window ( 4.55m x 2.74m Plus Bay Window )

### Bedroom Two

10' 6" x 9' 6" ( 3.20m x 2.90m )

### Bedroom Three

9' 10" Max narrowing to 7' 1" x 5' 8" ( 3.00m Max narrowing to 2.16m x 1.73m )

### Four Piece Bathroom

### Outhouse / Utility Room

8' 8" x 5' 6" ( 2.64m x 1.68m )

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](http://www.focalagent.com)

## Welcome to

### Brook Street, Benson, Wallingford

- Stunning Victorian Bay Fronted Home
- Spacious Living Room
- Dining Room
- Four Piece Bathroom
- Parking To The Front

Tenure: Freehold EPC Rating: D

# £475,000

### Location:

The historic village of Benson is situated in the heart of southern Oxfordshire. Located close to the banks of the River Thames, Benson was formerly an important coaching post on the main London to Oxford trunk road. The village has an active community, with amenities include range of shops, village primary school and public houses and restaurants.

The main-line train station at Cholsey (5 miles) is a major advantage of the area, giving access to London Paddington, Reading, Oxford and the West Country.

The nearby market town of Wallingford (3 miles) has an excellent range of amenities including a Waitrose supermarket, independent shops, banks, restaurants, Wallingford's local produce market and other leisure facilities such as a thriving theatre and a highly rated secondary school.



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Please note the marker reflects the postcode not the actual property



Property Ref:  
WLF104631 - 0003

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