



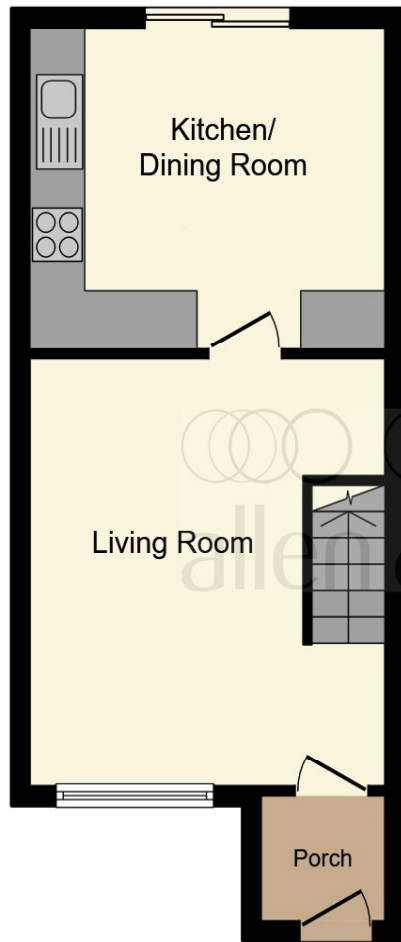
The Cedars, Benson, Wallingford, OX10 6LL

Welcome to

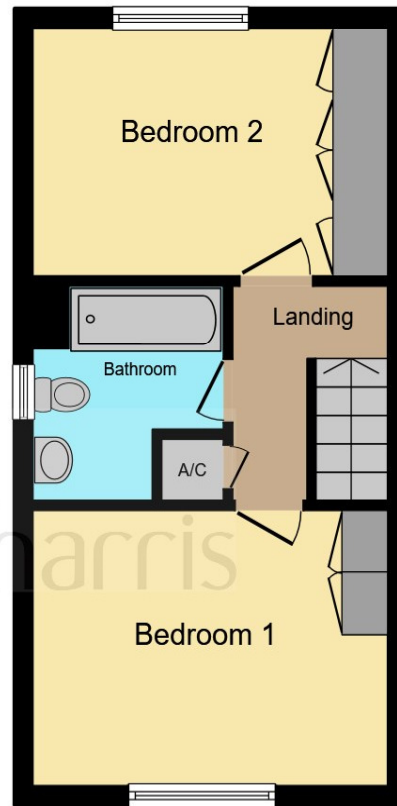
The Cedars, Benson, Wallingford

The property is accessed via the entrance porch and then consists of a lounge, refitted kitchen/dining room, two double bedrooms and bathroom. Outside to the front is a driveway with parking for 2/3 vehicles with space for garage (stp), access to the rear 50ft garden with two timber sheds. The property is situated just half a mile from the High Street and all the local amenities.





Ground Floor



First Floor

Lounge

14' x 12' 8" (4.27m x 3.86m)

Kitchen/Dining Room

12' 9" x 10' (3.89m x 3.05m)

Landing

Bedroom

10' 8" min excluding wardrobes x 8' 2" (3.25m min excluding wardrobes x 2.49m)

Bedroom

11' 5" narrowing to 10' 4" x 8' 7" (3.48m narrowing to 3.15m x 2.62m)

Bathroom

Front And Rear Garden

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

Welcome to

The Cedars, Benson, Wallingford

- Newly Fitted Wren Kitchen
- Two Double Bedrooms
- Scope To Extend(stp)
- 50ft Enclosed Rear Garden

Tenure: Freehold EPC Rating: C

£375,000



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.



Please note the marker reflects the postcode not the actual property

view this property online allenandharris.co.uk/Property/WLF104681



Property Ref:
WLF104681 - 0006

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. 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.

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