



**St. Helens Way, Benson, Wallingford, OX10 6SW**

**Welcome to**

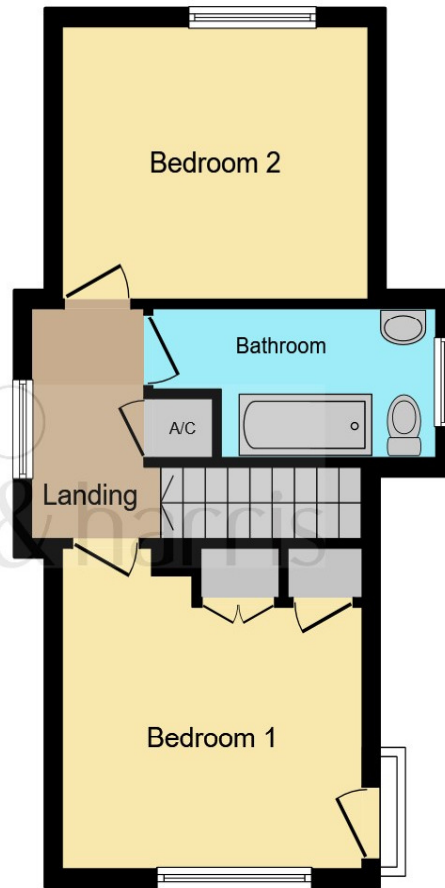
**St. Helens Way, Benson, Wallingford**

The property sits on a slightly wider plot than most in St Helens and offers plenty of scope for enlargement (stp). The flexible accommodation is arranged over two floors and comprises: large L-shaped entrance hallway with cloaks cupboard, cloakroom, 19ft twin front aspect lounge, dining area, kitchen, ground floor bedroom 3, two first floor double bedrooms and a family bathroom. Outside to the front is a lawned garden, personal door to garage and side access to the south easterly facing rear garden. The property is further complimented by gas radiator central heating and double glazing throughout.

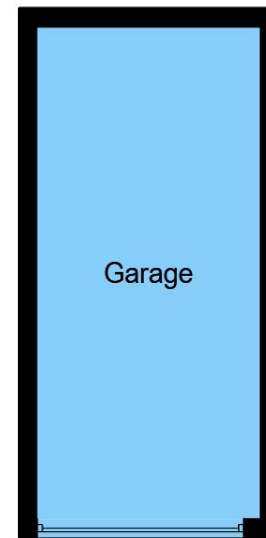




**Ground Floor**



**First Floor**



**Garage**

**L Shaped Entrance Hall**

**Cloakroom**

**Lounge**

9' x 11' 5" (2.74m x 3.48m)

**Dining Area**

12' max narrowing to 8' 9" x 8' 6"  
(3.66m max narrowing to 2.67m x 2.59m)

**Kitchen**

10' x 9' 10" (3.05m x 3.00m)

**Bedroom 3**

8' 5" x 8' 4" (2.57m x 2.54m)

**Landing**

**Bedroom**

13' x 12' restricted head space (3.96m x 3.66m restricted head space)

**Bedroom**

11' 9" max narrowing to 10' " x 12'  
restricted head space (3.58m max narrowing to 3.05m x 3.66m)

**Family Bathroom**

**Garage**

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

## Welcome to

### St. Helens Way, Benson, Wallingford

- Cul-De-Sac Location
- Chalet Detached
- Scope for Enlargement (stp)
- Wider than Average Plot
- Two/Three Bedrooms

Tenure: Freehold EPC Rating: E

# £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.



Please note the marker reflects the postcode not the actual property

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Property Ref:  
WLF104779 - 0003

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