



59 Bonners Mead, Benson,
Oxfordshire, OX10 6EU

 **Griffith & Partners**
ESTATE AGENTS, VALUERS AND RESIDENTIAL LETTINGS



DESCRIPTION

Nicely situated on the edge of a popular residential development, well presented & easily maintained, a semi detached house with accommodation comprising living room, well appointed kitchen, cloakroom, 2 double bedrooms, en suite shower & bathroom & benefits from a good size garden & parking for 2

ACCOMMODATION - GROUND FLOOR:

Front door into:

HALLWAY:

Doors to cloakroom, cloaks cupboard, kitchen and living room, stairs rising to the first floor, ceiling light point and radiator.

CLOAKROOM:

Fitted with a white suite comprising pedestal hand wash basin and close coupled WC, tiled floor, ceiling light point, radiator and window to the front.

KITCHEN: 4.22m (13'10") x 2.14m (7'0")

Fitted with a range of matching wall and base units housing cupboard and drawers, block edge work surfaces and up stands, inset stainless steel 1½ bowl sink/drain unit with mixer tap, inset 4 ring gas hob with extractor over, built in oven, integrated fridge/freezer, dishwasher and washer/dryer, ceiling light point, under unit lighting, cupboard housing gas central heating boiler and window to the front.

LIVING ROOM: 4.58m (15'0") x 4.2m (13'9")

Door to large under stairs cupboard, ceiling light point, radiator and double doors to the garden with fully glazed side panels allowing plenty of light into the room.

FIRST FLOOR - LANDING:

Doors to both bedrooms, bathroom and airing cupboard housing pressurised water system, hatch to loft space.

BEDROOM ONE: 3.93m (12'11") x 3.14m (10'4")

Double room with built in double wardrobe, ceiling light point, radiator, window to the rear and door to:



EN SUITE SHOWER ROOM:

Fitted with a white suite comprising large walk in shower, pedestal hand wash basin and close coupled WC, tiled floor and part tiled walls, wall mounted heated towel radiator and ceiling light point.

BEDROOM TWO: 3.77m (12'4") x 2.32m (7'7")

Double room with ceiling light point, radiator and window to the front.

BATHROOM:

Fitted with a white suite comprising panel sided bath with shower mixer tap, pedestal hand wash basin and close coupled WC, tiled floor, part tiled walls, wall mounted heated towel radiator, ceiling light point and window to the front.

OUTSIDE:

The front of the property has a small area of grass with planted Lavender beds and a path to the front door.

The rear garden is mainly laid to lawn with a paved terrace, shrub borders, enclosed by wood panel fencing and a gate for access to the front.

PARKING:

Private parking to the side of the house for two cars.

SERVICES AND OUTGOINGS:

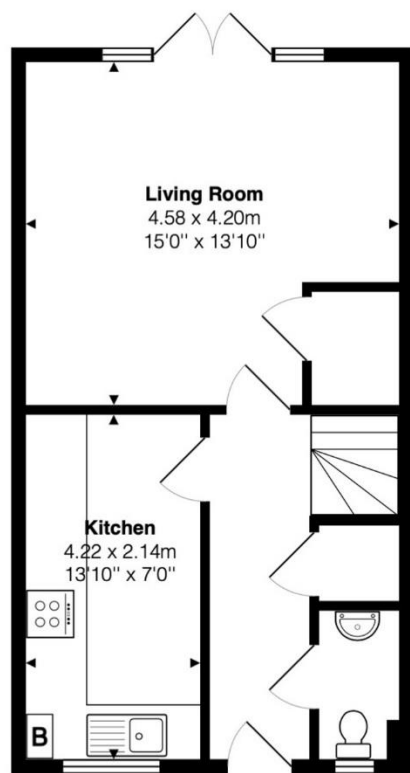
Mains water, drainage, gas and electricity. Gas central heating. Estate service charge for landscaping, etc. South Oxfordshire District Council - Tax Band D.

EPC RATING:

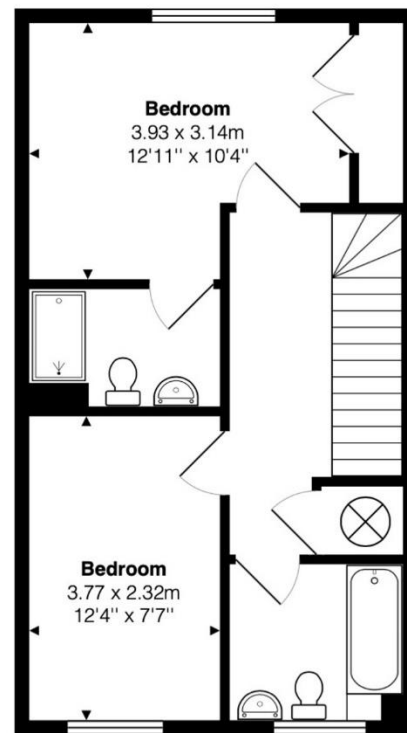
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VIEWING ARRANGEMENT:

Strictly by appointment via Griffith & Partners, the sole agent. Tel 01491 612831/839939/522800.



Approx. Floor Area 421 Sq.Ft. (39 Sq.M)



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The approximate total area for the elements of the property represented on the floorplan is 78 SqM (842 Sq.Ft)

Bonnars Mead, Benson, Wallingford, Oxfordshire, OX10 6EU



This floor plan is provided by Expert Survey Solutions Ltd for indicative guidance only. Whilst every attempt has been made to ensure the accuracy of the floor plans contained here, measurements of doors, windows and rooms are approximate and no responsibility is taken for any error, omission or mis-statement. Details shown on this floorplan including all measurements, areas and proportions cannot be guaranteed by either the provider or estate agency and should not be relied upon. If there is any area where accuracy is required, please contact the selling agent for clarification.

Disclaimer: It is not our policy to test services and domestic appliances and cannot verify as to their working order. The purchaser should seek expert advice from solicitors/surveyors. Neither these particulars nor oral representation form any part of any contract and their accuracy cannot be guaranteed.

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