

WE VALUE



YOUR HOME



Watlington Road, Benson
Asking Price £595,000

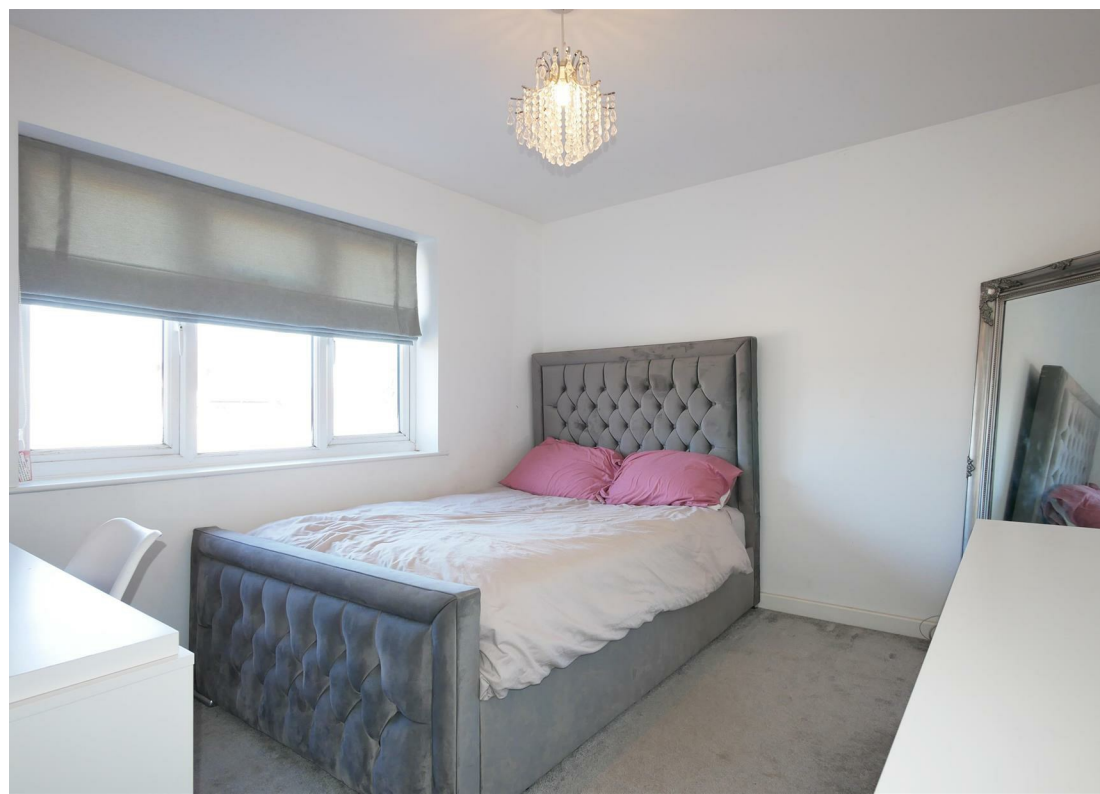


From the moment you step through the front door, the elegant decor coupled with the attention to detail exceeds expectations! With a lovely flow from room to room, the open-plan kitchen/diner with its central island and bi-folding doors opening out to the west facing rear garden is a real show-stopper and with a generous lounge, complete with log burner, a separate study and a utility/cloakroom, the living space is ideal for families and entertaining friends. With four bedrooms, an en-suite to the master, a stunning, bespoke family bathroom as well as ample off-street parking on the property's driveway, this beautiful property, which is being sold with no onward chain, is a must-see for anyone looking for a family home in this popular village.





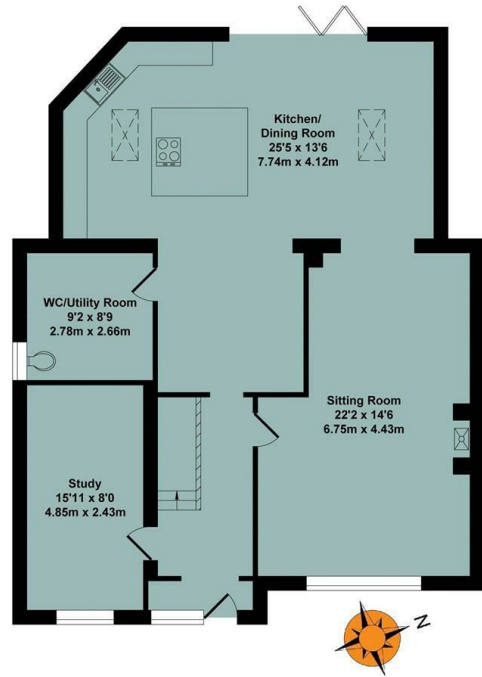
- BEAUTIFULLY PRESENTED WITH A HIGH END INTERIOR
- OPEN PLAN KITCHEN/DINER WITH BI-FOLDING DOORS
- EN-SUITE TO THE MASTER BEDROOM
- UTILITY/CLOAKROOM & STUDY
- NO ONWARD CHAIN
- BESPOKE BATHROOM & EN-SUITE
- LANDSCAPED WEST-FACING REAR GARDEN
- GENEROUS LOUNGE WITH LOG BURNER
- AMPLE OFF-STREET PARKING



Energy Efficiency Rating			Environmental Impact (CO ₂) Rating		
	Current	Potential		Current	Potential
Very energy efficient - lower running costs			Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A			(82 plus) A		
(81-91) B			(61-81) B		
(69-80) C			(49-60) C		
(55-68) D			(35-48) D		
(39-54) E			(20-34) E		
(21-38) F			(11-19) F		
(1-20) G			All environmentally friendly - higher CO ₂ emissions		
Not energy efficient - higher running costs			All environmentally friendly - higher CO ₂ emissions		
England & Wales	EU Directive 2002/91/EC		England & Wales	EU Directive 2002/91/EC	

Energy Efficiency Graph

Floor Plan

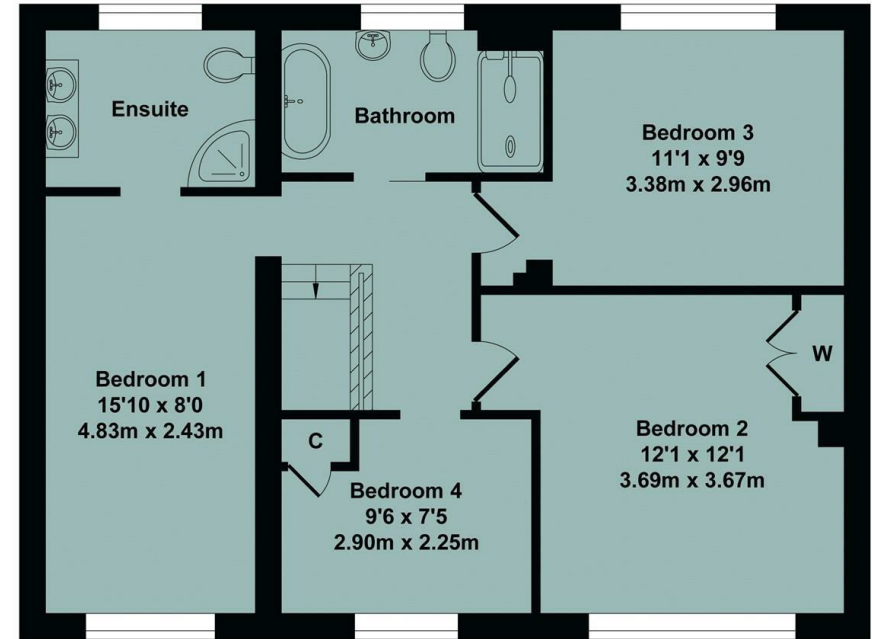


Total Approx. Floor Area 1066 Sq.Ft. (99.0 Sq.M.)

All items illustrated on this plan are included in the "Total Approx Floor Area"

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and responsibility is taken for any error, omission, or misstatement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The Services Systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

Floor Plan



Total Approx. Floor Area 672 Sq.Ft. (62.40 Sq.M.)

All items illustrated on this plan are included in the "Total Approx Floor Area"

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Viewing

Please contact our In House Sales & Lettings Office on 01491 839999 opt.1 if you wish to arrange a viewing appointment for this property or require further information.

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

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