

WE VALUE



YOUR HOME



Observatory Close, Benson
Offers Over £400,000



Offered with no onward chain, this spacious three-bedroom home is set in a cul-de-sac within walking distance of local shops and amenities.

The ground floor offers excellent versatility, featuring three reception rooms – a generous lounge, dining room, and a breakfast room – along with a kitchen, utility/boot room, conservatory, and a convenient downstairs shower room.

Upstairs, there are three well-proportioned bedrooms served by a family bathroom.

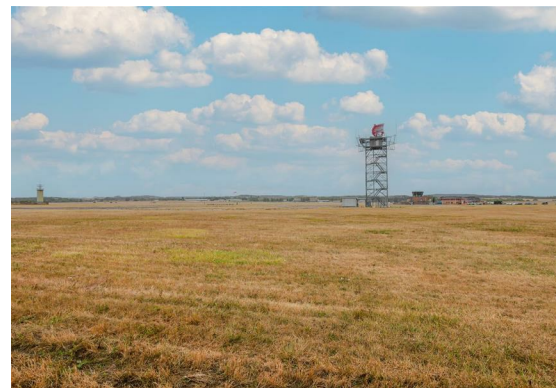
The south-east facing rear garden enjoys open views over Benson Airfield and towards the Chiltern Hills, creating a lovely outlook.

A further benefit includes a garage.

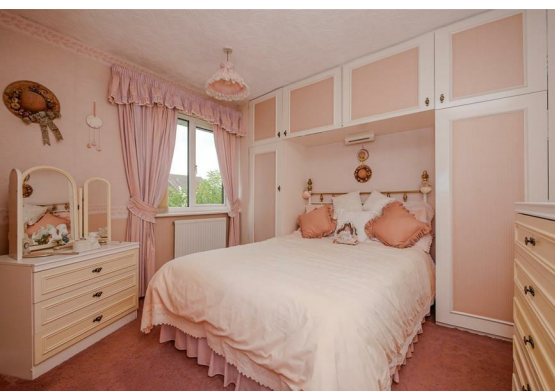
What The Owner Says...

"I've had very lovely neighbours here – it's such a quiet spot with the added bonus of a great view of RAF Benson."





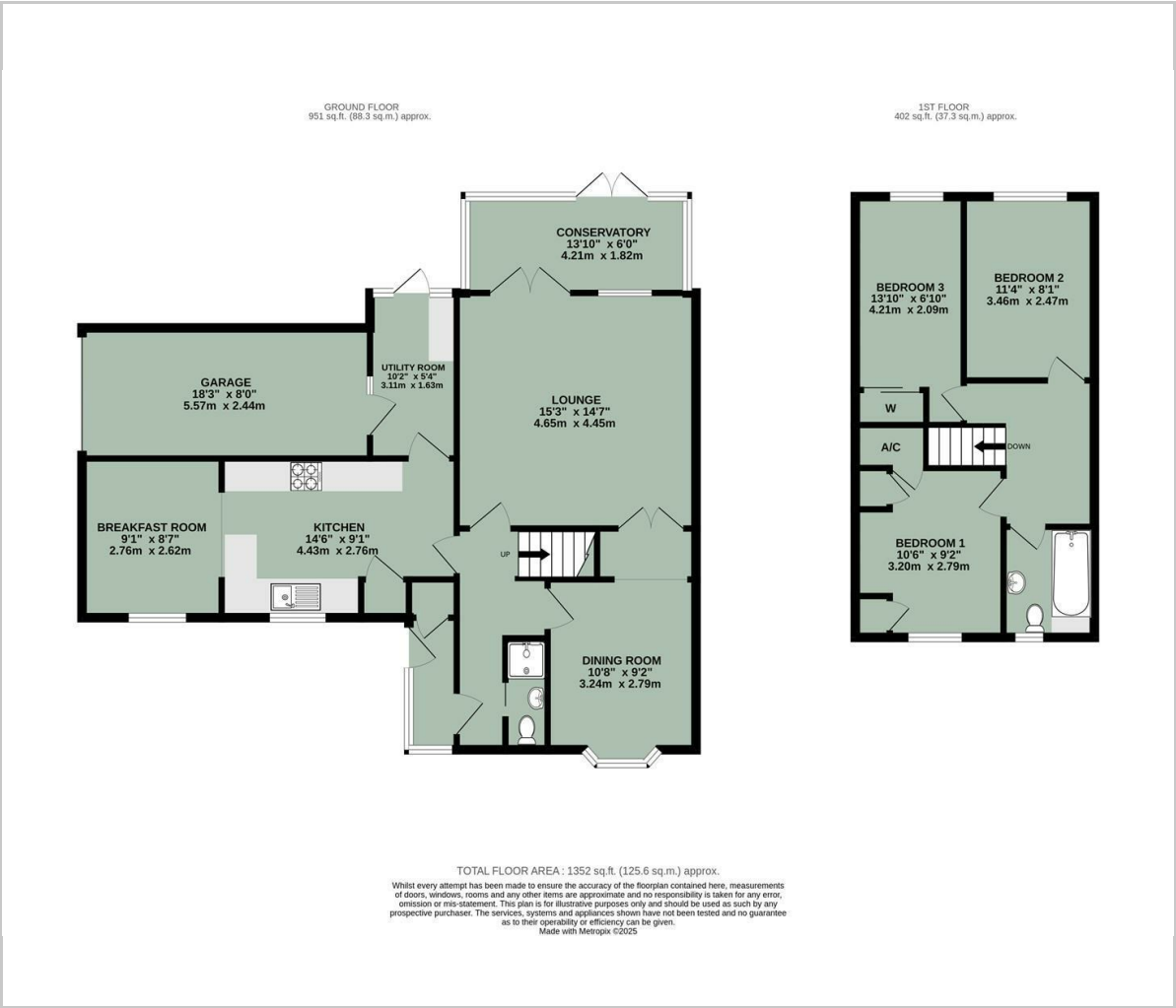
- OFFERED WITH NO ONWARD CHAIN
- THREE RECEPTION ROOMS INCLUDING LOUNGE, DINING ROOM & BREAKFAST ROOM
- SOUTH-EAST FACING REAR GARDEN WITH VIEWS OVER BENSON AIRFIELD & CHILTERN HILLS
- KITCHEN & UTILITY/BOOT ROOM
- THREE WELL PROPORTIONED BEDROOMS
- GARAGE EQUIPPED WITH POWER & LIGHTING
- BATHROOM & DOWNSTAIRS SHOWER ROOM
- WALKING DISTANCE TO SHOPS & AMENITIES



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

Energy Efficiency Graph

Floor Plan



Area Map



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.

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