



40 Passey Crescent
Benson, Oxfordshire, OX10 6LD



JAMESGESNER
- ESTATE AGENTS -



**40 Passey Crescent
Benson
Oxfordshire
OX10 6LD**

GUIDE £575,000 FREEHOLD



Passey Crescent was built in 1995 and consists of a small cul-de-sac of similar size family homes close to the village centre. The property is available for sale for the first time since 2005 and presented in good condition throughout

Situated towards the end of the cul-de-sac with accommodation comprises; entrance hallway, cloakroom, 16' lounge with bay window leading to a conservatory, fully integrated 16' kitchen/dining room with Range oven and doors to the rear garden, three bedrooms, en-suite and a family bathroom.



To the rear is a lawned garden with extended patio area, flower and shrub beds and a summer house/garden office. Gated side access leading to the single garage and driveway providing tandem parking for two cars. Gas central heating and uPVC double glazing.

Benson is a thriving community, close to the River Thames, with an excellent range of shops on the High Street including a small supermarket and a local butcher, as well as an excellent primary school, public houses, cafe's and a parish church.



The village has a large local park which houses the parish hall, play equipment, pavilion and tennis courts, where an active club thrives. The village enjoys excellent access to Wallingford, Henley-on-Thames, Reading and Oxford, as well as to the M40 (approximately 15 mins to Junction 5 at Lewknor).



GROUND FLOOR
651 sq.ft. (60.5 sq.m.) approx.

1ST FLOOR
436 sq.ft. (40.5 sq.m.) approx.



TOTAL FLOOR AREA : 1087 sq.ft. (101.0 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. 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.
Made with Metropix ©2025



JAMESGESNER
- ESTATE AGENTS -

James Gesner Estate Agents
72 Broadway Didcot, Oxon OX11 8AE
t: 01235 519888
t: 01491 522222
www.jamesgesner.co.uk info@jamesgesner.co.uk