



16 Picketts Close
Benson, Oxfordshire, OX10 6FT



JAMESGESNER
- ESTATE AGENTS -



**16 Picketts Close
Benson
Oxfordshire
OX10 6FT**

PRICE £450,000 FREEHOLD



Located on a no through road and built by Cala Homes is this beautifully presented three double bedroom property with south east west facing garden and parking for two cars. Offered for sale with no onward chain and the remainder of the NHBC guarantee.

The property benefits from a spacious entrance hallway with cloakroom, 17' fully integrated dual aspect kitchen/diner with French doors to the rear garden, 17' dual aspect lounge, three double bedrooms and a family bathroom. Outside is a larger than average south east facing rear garden which isn't immediately overlooked with patio area and lawn. Gated access to the front leading to the allocated parking for two cars. Gas central heating and uPVC double glazing throughout.

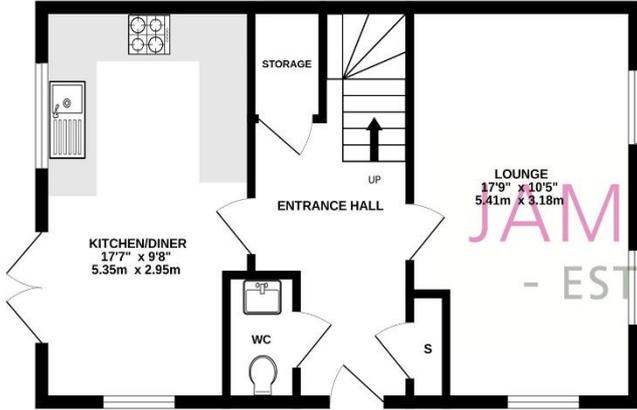


With its charming atmosphere and vibrant community, Benson Village offers an incredible backdrop for a fulfilling life. Located within a leisurely stroll to the picturesque River Thames, you'll find yourself in awe of its enchanting beauty. Prepare to be impressed by the array of local amenities, including an excellent selection of shops such as the ever popular Co-op supermarket, an independent butchers shop, a chemist, and an enticing gift shop.

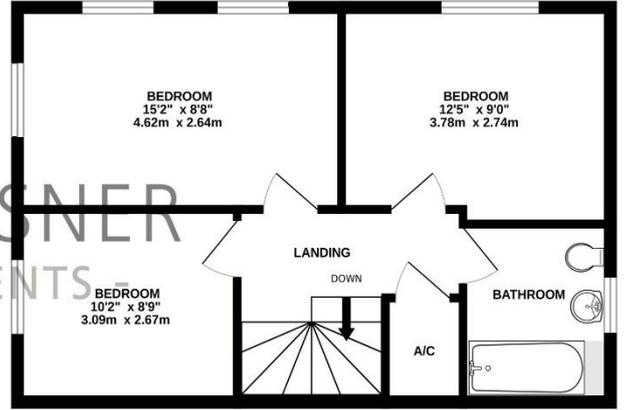
End your day in bliss with a delectable meal or refreshing beverage from one of the two inviting public houses or indulge in a takeaway treat. Away from the bustle of the city, you'll discover a sense of peace at Benson's very own GP surgery and garage.



GROUND FLOOR
481 sq.ft. (44.7 sq.m.) approx.



1ST FLOOR
481 sq.ft. (44.7 sq.m.) approx.



TOTAL FLOOR AREA : 961 sq.ft. (89.3 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.
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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 Plus) A			95
(81-91) B		85	
(69-80) C			
(56-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

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