



St. Helens Avenue, Benson, OX10 6RU



St. Helens Avenue, Benson

A spacious family home situated in this wide and sought after residential road within walking distance of the village and its amenities.

The versatile accommodation includes four bedrooms and 2 bathrooms to the first floor with an additional suite/family room downstairs along with sitting room, dining room, cloakroom and kitchen with utility room.

There is a 55' gated drive to the front and a secluded garden abutting a park: the house has lovely open views to front and rear.

The nearby A4074 provides convenient access to both Oxford and Reading.



Tenure - Freehold

Entrance Hall: Large velux skylight, two radiators, dado rail and stairs to landing with wood style floor.

Cloakroom: White 2-piece suite, radiator, window, wood style floor.

Sitting Room: Sliding door, side window and an additional window to the gardens, fireplace with carved pine surround with marble inset and hearth, wood style floor, radiator. French doors to:

Dining Room: Corner window to the front, wood style floor, radiator.

Kitchen/Breakfast Room: Range of storage units with worktops and white sink, Rangemaster cooker, extractor hood, spaces for washing machine, dishwasher and fridge freezer, tiled floor, windows to rear, gas boiler.





Utility Room: Storage cupboards, worktop and sink, space washing machine, tiled floor and side door.

Family Room/Bedroom 5: (L shaped) Two windows to the front, radiator and wood style floor.

Shower/Wet Room: Shower unit, tiled walls and floor with central drain, handbasin and low-level wc, extractor fan.

Stairs to Landing: Loft access, airing cupboard housing Megaflor tank and shelf.

Bedroom 1: Window to the rear, wardrobe, radiator.

Ensuite Shower Room: Tiled walls and floor, white 3-piece suite including tiled shower cubicle, radiator and window.

Bedroom 2: Window to front, over stairs cupboard, radiator.

Bedroom 3: Window to the front, radiator, cupboard.

Bedroom 4: Window to the rear, radiator.

Bathroom: White 3-piece suite including a P-bath with shower screen and unit, downlights, radiator, window.

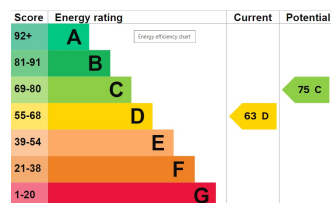
Outside:

To the Front: Set well back from the road the front extends to 55' and has a five bar gate to a block paved driveway and turning space, raised wall area of lawn, shrub bed and beech hedge to the side and front, pathway along the side of the drive and round to the front door.

Rear Garden. Extending to 30', the garden features a paved terrace leading to an area of lawn enclosed by timber fencing with corner flower beds, timber shed and gated path to the front.



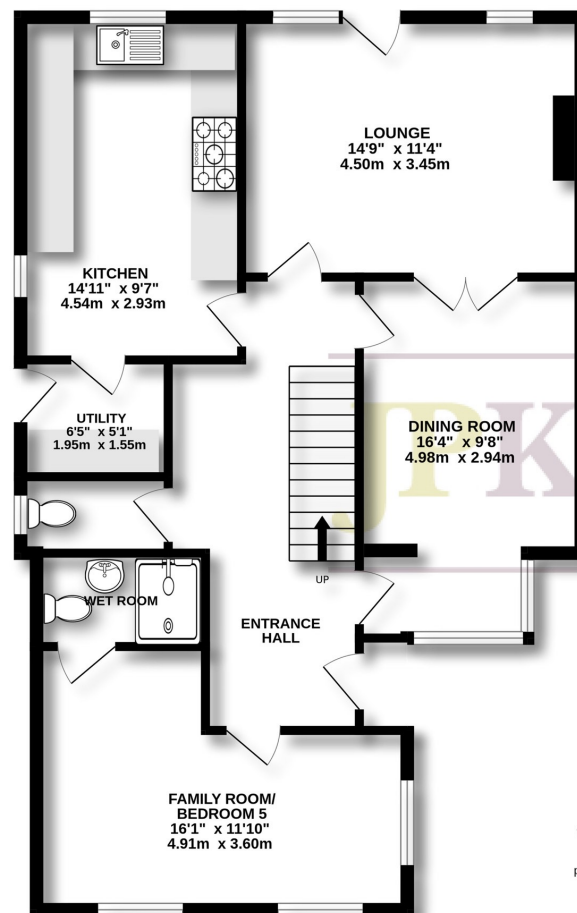
Directions: From our office in St. Martins Street, leave Wallingford via the High Street over the Thames into Crowmarsh Gifford, proceed to the mini roundabout and turn left into Benson Lane. At the end turn left onto the A4074. After 1.7 miles turn right into Church Road then immediately right again into St Helens Avenue. The property can be found on the left.



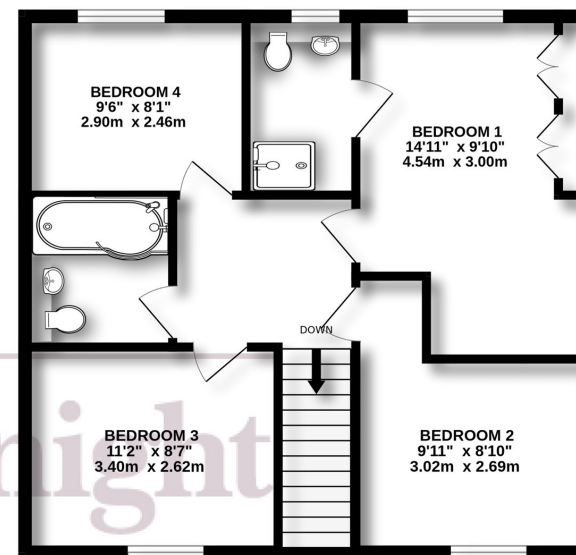
Important Information: All measurements are approximate. We have not tested any appliances or services within this property and cannot verify them to be in working order or within the vendors/s ownership. We have not verified the tenure of the property, type of construction or the condition thereof. Intending purchasers should make appropriate enquiries through their own solicitors and surveyor etc, prior to exchange of contract.



GROUND FLOOR



1ST FLOOR



TOTAL FLOOR AREA : 1475sq.ft. (137.0 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.
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