PROPERTY AGENTS

JPKnight

Sands Way, Benson OX10 6NG

Sands Way, Benson

This attractive 3 bedroom semi-detached house offers spacious living accommodation: it is set in a quiet residential area close to the amenities in the village centre.
The ground floor features a sitting room with feature fireplace and a bay window filling the space with natural light. The dining area flows through to the family room and then into the conservatory that overlooks the garden. There is also a kitchen, side passage and cloakroom.
Upstairs there are 3 bedrooms and a shower-wet room.
Outside twin wrought iron gates open onto the driveway leading to the garage. The low maintenance rear garden measures approximately 33' x 22' offering a pleasant outdoor space with garden shed for additional storage.

Tenure - Freehold

Accommodation
External Entrance Porch: Tiled floor, French doors to:

Entrance Hall: Stairs to landing with cupboard under, tiled floor, radiator.

Sitting Room: Wide bay window to the front, feature fireplace with pine surround, tiled display step, wood style floor, radiator.

Dining Area: Wood style floor, radiator, serving hatch, open way to:

Family Room: Wood style floor, radiator, window to rear, bifold doors to:

Conservatory: Double glazed with wood style floor, sliding patio doors, radiator.

Kitchen: A window looks through to the conservatory, door to side passage. It is fitted with a range of storage units, worktops and white sink unit: gas hob, extractor hood, electric oven and further appliances spaces. Wood style floor, downlighters.
Enclosed side passage: Doors to drive and garden, wood style floor.

Cloakroom: Fitted with a 2-piece suite, wood style floor, window.

Stairs to Landing: Window to the side, wood style floor, airing cupboard housing gas boiler.

Bedroom 1: It is fitted with a range of bedroom furniture and has a window to the rear, wood style floor and radiator.

Bedroom 2: Wood style floor, front aspect, radiator, wardrobe.

Bedroom 3: Window to the front, wood style floor, radiator, over stairs bulkhead with shelves.

Shower/Wet Room: White suite including tiled shower area and floor drain, Mira shower unit, low level w.c. and hand wash basin, windows to rear and side, radiator.

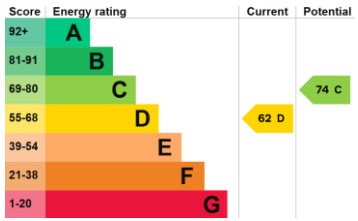
To the Front: Twin wrought iron gates to block paved drive, timber fencing and conifer hedging, raised beds flank path to the front door.

Garage: 17'2 x 9' Up and over door, power, door to passage.

Garden: 33'6 x 22' A low maintenance space with block paving and enclosed by timber fencing.

Shed: 14'1 x 6'11: Door with a window either side.

Directions:
Leave Wallingford via the High Street over the Thames into Crowmarsh Gifford, proceed to the mini-roundabout and turn left onto the A4074. After 1.7 miles turn right into Church Road, turn right at the T-junction onto the B4009, then turn first left onto the Watlington Road. Take the 3rd left into Sands Way, follow the road round the corner and the property will be 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.

The Property Ombudsman

Approximate Gross Internal Area 1434 sq ft - 134 sq m (Including Garage)

Ground Floor Area 996 sq ft – 93 sq m
First Floor Area 438 sq ft – 41 sq m

PINK PLAN

Floor plan produced in accordance with RICS Property Measurement 2nd Edition. Although Pink Plan Ltd ensures the highest level of accuracy, measurements of doors, windows and rooms are approximate and no responsibility is taken for error, omission or misstatement. These plans are for representation purposes only and no guarantee is given on the total square footage of the property within this plan. The figure icon is for initial guidance only and should not be relied on as a basis of valuation.

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