

WE VALUE



YOUR HOME



Gerard Avenue, Benson
£530,000



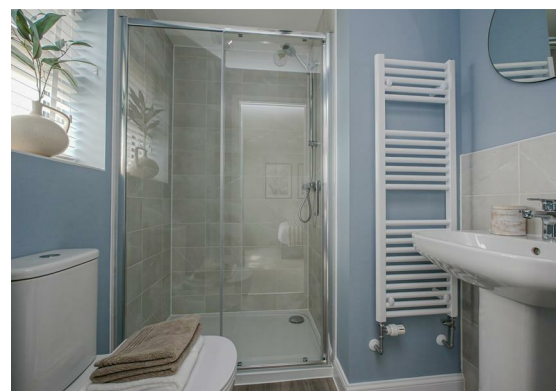
Plot 169 - Offered with no onward chain and a range of attractive incentives available, this beautifully presented three-bedroom detached family home, finished to an exceptional standard throughout.

The ground floor offers well-designed and versatile living accommodation, featuring a stylish kitchen/dining room complete with integrated appliances, a practical utility room, a spacious dual-aspect lounge filled with natural light, and a convenient cloakroom.

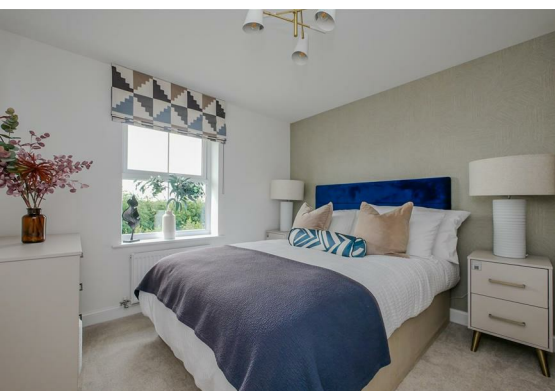
Upstairs, the property boasts three well-proportioned bedrooms, including two generous double bedrooms with fitted wardrobes. The principal bedroom benefits from its own en-suite shower room, while a contemporary family bathroom serves the remaining bedrooms.

Externally, the home enjoys a south-west facing rear garden, perfect for outdoor entertaining and making the most of the afternoon and evening sun. A garage and off-street parking for two vehicles complete this impressive home.





- OFFERED WITH NO ONWARD CHAIN
- VARIOUS INCENTIVES AVAILABLE
- SHOW HOME FOR SALE
- THREE BEDROOM DETACHED FAMILY HOME
- ENCLOSED, SOUTH-WEST FACING REAR GARDEN
- KITCHEN/DINING ROOM WITH INTEGRATED APPLIANCES
- EN-SUITE, FAMILY BATHROOM & DOWNSTAIRS CLOAKROOM
- GARAGE & OFF-STREET PARKING FOR TWO VEHICLES
- CURTAINS & BLINDS INCLUDED THROUGHOUT
- LIGHT FITTINGS INCLUDED THROUGHOUT

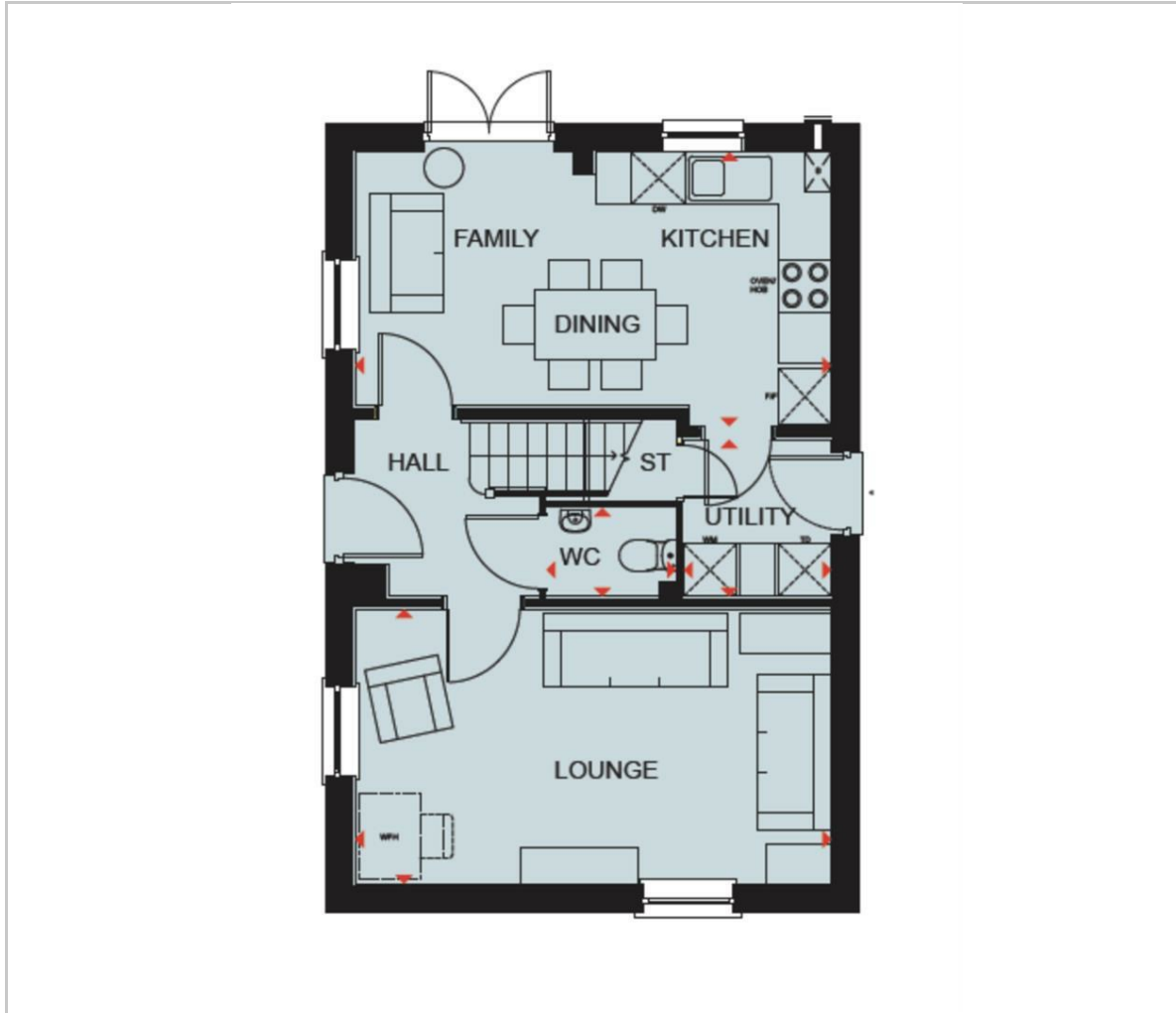


Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

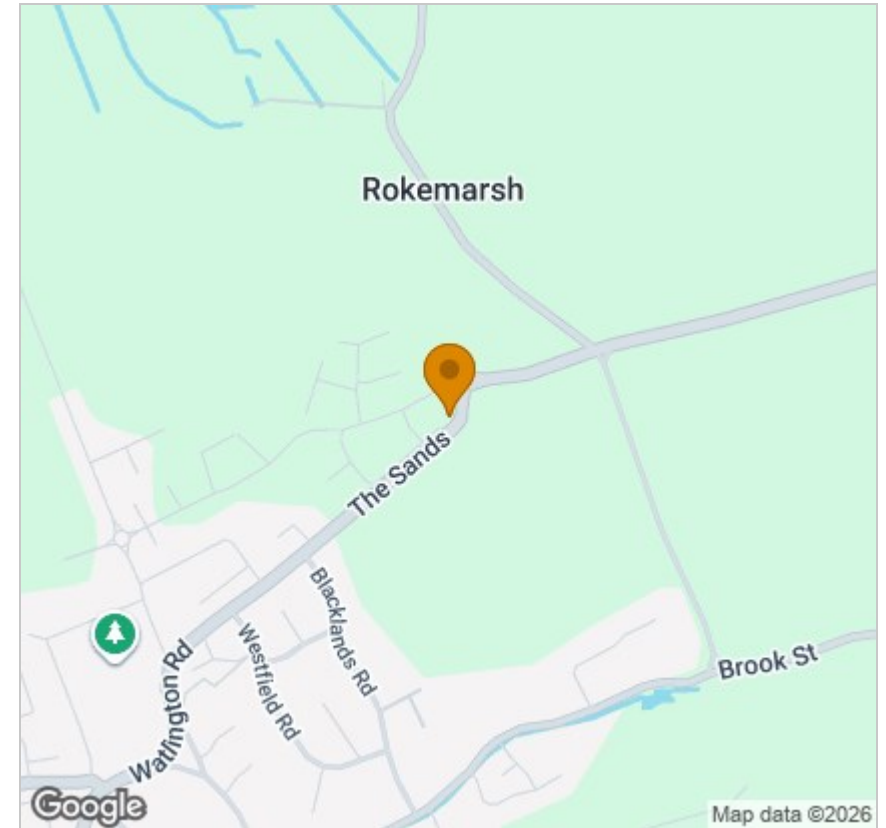
Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO ₂ emissions			
England & Wales		EU Directive 2002/91/EC	

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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28 St Martins Street, Wallingford, Oxfordshire, OX10 0AL
Tel: 01491 839999 opt.1 Email: sales@inhouseestateagents.co.uk www.inhouseestateagents.co.uk