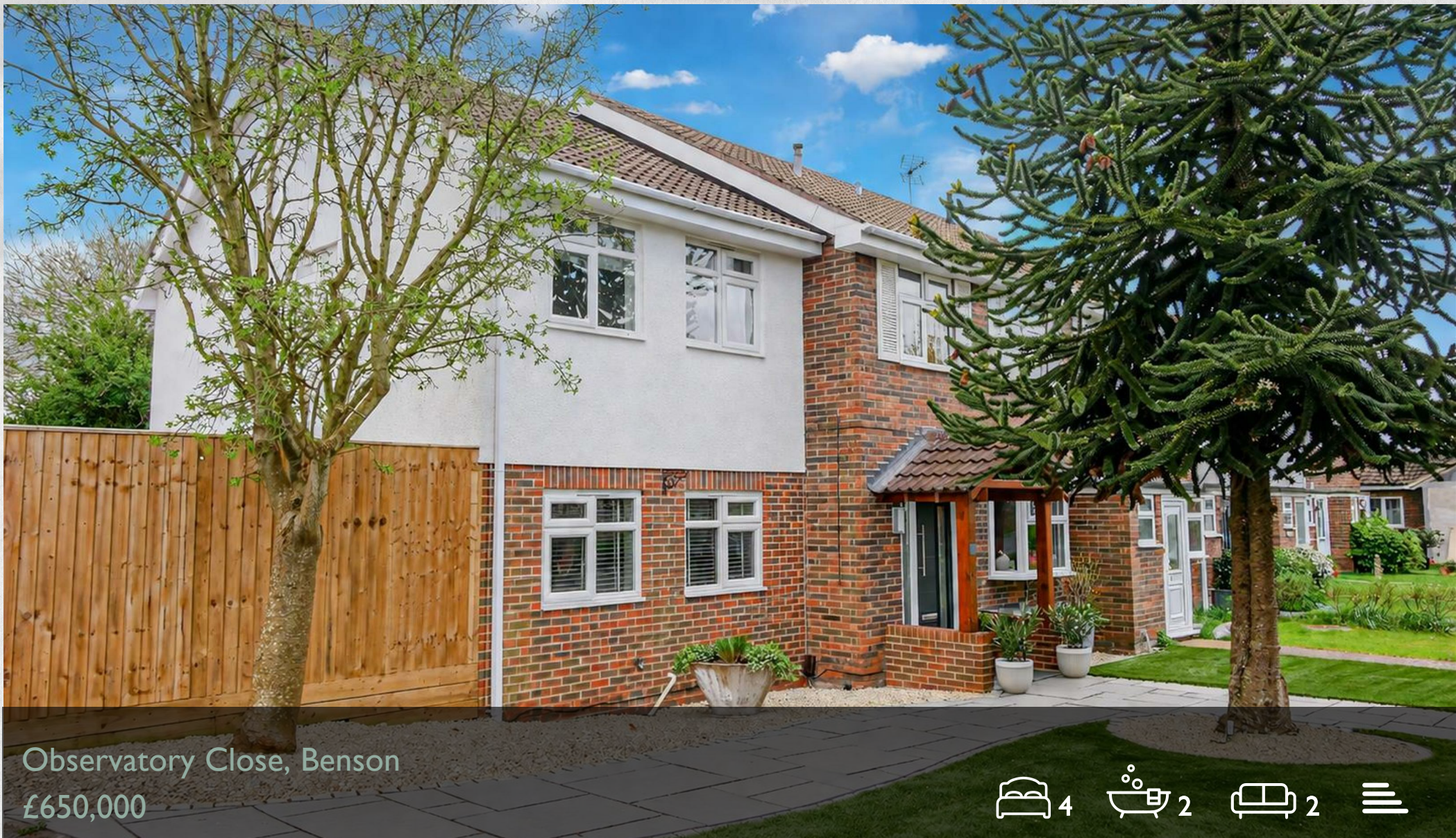


WE VALUE



YOUR HOME



Observatory Close, Benson  
£650,000



Offered with no onward chain, immaculately presented throughout, this impressive four-bedroom family home is ideally situated within easy walking distance of Benson's shops, pubs, and everyday amenities, offering both convenience and a wonderful village lifestyle.

The property boasts a spacious and thoughtfully designed layout, featuring a welcoming lounge. The standout kitchen/dining room is fitted with high-end integrated appliances and underfloor heating, creating a stylish and comfortable hub of the home. A separate utility room and downstairs cloakroom add further practicality.

Upstairs, the property continues to impress with four well-proportioned bedrooms, complemented by a ensuite bathroom and an additional modern shower room.

Externally, the home enjoys a south-east facing rear garden, thoughtfully arranged with a pergola seating area and raised beds. The front garden is equally attractive, featuring a beautiful and well-established monkey puzzle tree, alongside low-maintenance artificial lawn to both the front and rear.

Further benefits include a garage and off-street parking.

What the Owner Says...

"It's been such a safe environment to bring kids up in".





- OFFERED WITH NO ONWARD CHAIN
- IMMACULATELY PRESENTED THROUGHOUT
- PRIME LOCATION WITH EASY WALKING DISTANCE OF BENSONS SHOPS, PUBS & AMENITIES
- SOUTH-EAST FACING REAR GARDEN
- SPACIOUS FOUR BEDROOM FAMILY HOME
- STYLISH KITCHEN/DINING ROOM FEATURING HIGH-END INTEGRATED APPLIANCES
- EN-SUITE BATHROOM & SEPARATE SHOWER ROOM
- PRACTICAL UTILITY ROOM & DOWNSTAIRS CLOAKROOM
- GARAGE & PARKING



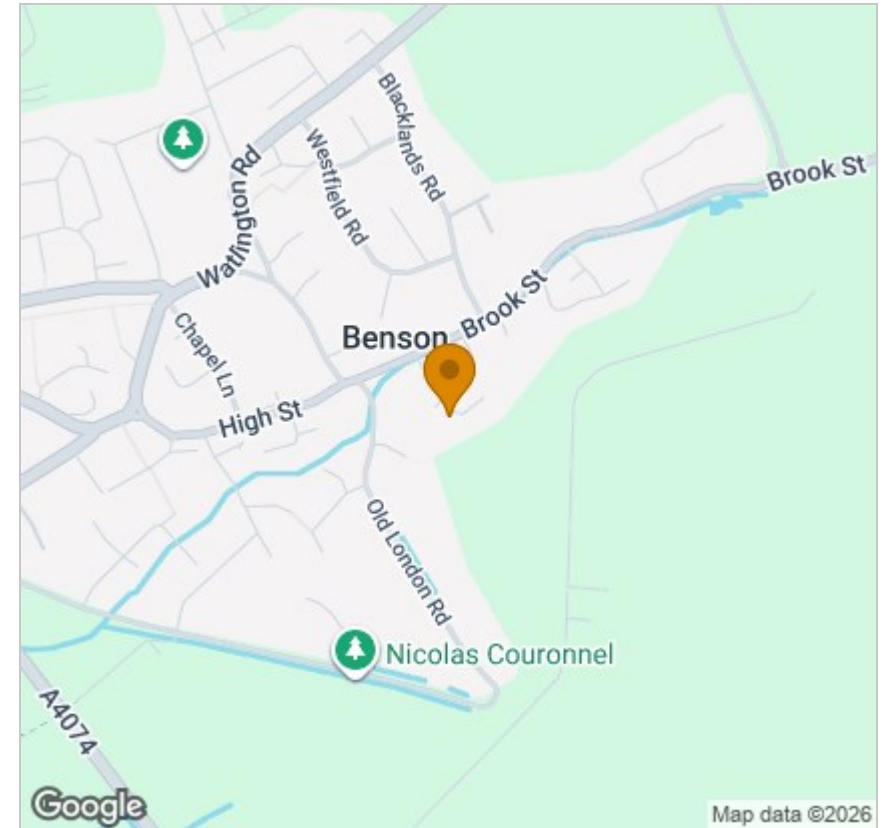
Energy Efficiency Rating		Environmental Impact (CO <sub>2</sub> ) Rating			
Very energy efficient - lower running costs	Current	Potential	Very environmentally friendly - lower CO <sub>2</sub> emissions	Current	Potential
92 plus <b>A</b>			92 plus <b>A</b>		
(81-91) <b>B</b>			(81-91) <b>B</b>		
(69-80) <b>C</b>			(69-80) <b>C</b>		
(55-68) <b>D</b>			(55-68) <b>D</b>		
(39-54) <b>E</b>			(39-54) <b>E</b>		
(21-38) <b>F</b>			(21-38) <b>F</b>		
(1-20) <b>G</b>			(1-20) <b>G</b>		
Not energy efficient - higher running costs			Not environmentally friendly - higher CO <sub>2</sub> emissions		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC		<b>England &amp; Wales</b>	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.

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

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