



Monarchs Court, Wallingford, OX10 6ST

£369,950 Freehold

THOMAS
MERRIFIELD
SALES LETTINGS





The Property

Offered to the market with no onward chain is this three-bedroom property situated in the heart of Benson village with off street parking and garage.

Located on the outskirts of Benson, this is a superb opportunity to acquire a family home with huge potential to modernize and reconfigure throughout. The property comprises, entrance hall, a generous sized family room with patio doors leading out to the garden, kitchen with ample worktop space, an integral garage which could be converted to create bigger kitchen/diner, subject to relevant planning, plus a lounge area to the front of the property with a feature bay window. Upstairs there are three well proportioned bedrooms plus a family bathroom. Outside there is ample parking for multiple vehicles, whilst to the rear there is a private and low maintenance garden with side access.





Key Features

- Huge potential
- No onward chain
- Central village location
- Garage and driveway parking



The Location

Situated in the heart of Benson Village, you'll have everything you need just a short walk away. Explore the local amenities, including co-op store, cafes, local shops and friendly neighborhood pubs. There's also the local primary school and the recreation fields plus the local tennis club are just around the corner. Visit the village centre or take a leisurely stroll to the River Thames and enjoy the Waterfront Cafe. Benson conveniently connects you to the vibrant nearby towns of Wallingford, Henley-on-Thames, Reading, and Oxford. And for effortless commutes further afield, the M40 motorway can be accessed in just approximately 15 minutes, specifically at Junction 5 in Lewknor.

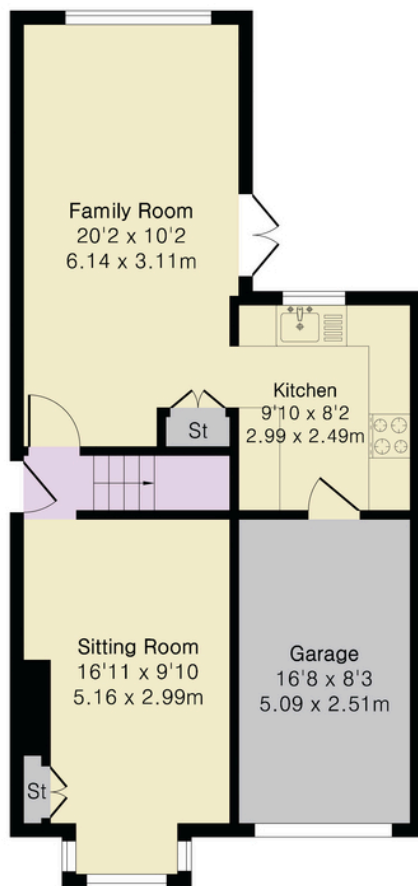
Some material information to note: Gas central heating. Mains water, mains electrics. Mains drains. Offcom checker indicates standard to superfast broadband is available at this address. Offcom checker indicates mobile availability with all of the major providers. The government portal generally highlights this as a very low risk address for flooding. Properties built pre-2000 may contain asbestos in certain materials used in their construction or in subsequent building work. Examples of these materials are; Artex, vinyl tiles, sheet boards, corrugated roofing, pipework and lagging/insulation. These are generally considered safe unless disturbed but prospective buyers must take their own advice. Buyers are advised to conduct their own investigations and obtain their own independent advice to confirm the presence of any asbestos. We are not aware of any planning permissions in place which would negatively affect the property. Details of any covenants or easements are available on request from the estate agent.



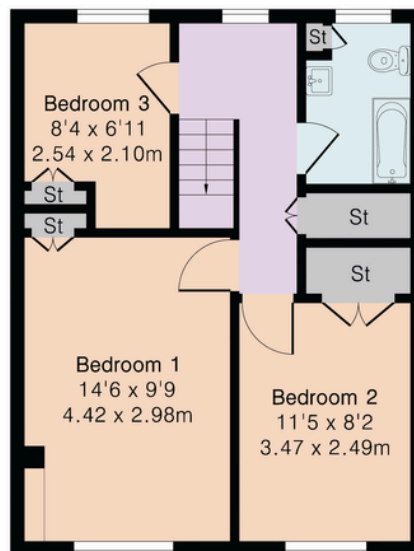
**Approximate Gross Internal Area 1061 sq ft - 98 sq m
(Including Garage)**

Ground Floor Area 605 sq ft – 56 sq m

First Floor Area 456 sq ft – 42 sq m



Ground Floor



First Floor

Thomas Merrifield and their clients give notice that:

1. They are not authorised to make or give any representations or warranties in relation to the property either here or elsewhere, either on their own behalf or on behalf of their client or otherwise. They assume no responsibility for any statement that may be made in these particulars. These particulars do not form any part of any offer or contract and must not be relied upon as statements or representations of fact.

2. Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive. It should not be assumed that the property has all necessary planning, building regulation or other consents and Thomas Merrifield have not tested any services, equipment or facilities. Purchasers must satisfy themselves by inspection or otherwise.

Wallingford Office
72 High Street, Wallingford
Oxfordshire, OX10 0BX

T 01491 833 833
E wallingford@thomasmerrifield.co.uk
W thomasmerrifield.co.uk

THOMAS
MERRIFIELD
SALES LETTINGS