



Coach Way, Benson, OX10 6SU
Offers In Excess Of £550,000 Freehold

THOMAS
MERRIFIELD
SALES LETTINGS





The Property

Set in the idyllic location of Coach Way in the heart of Benson is a three bedroom bungalow with a large private garden.

Comprising of a large entrance hall, separate living room-diner with log burner, kitchen with plenty of built in storage and a door leading out to the front garden, modern family bathroom with a shower over the full size bath, separate utility and three double bedrooms. To the front you have a large private drive with parking for multiple vehicles as well as a single garage, car port and well kept gardens with an array of mature plants and trees. For the location, and garden to be fully appreciated we would highly recommend arranging a viewing. This very well presented and practical bungalow comes to the market with no onward chain.





Key Features

- Three double bedrooms
- Large garden
- Central Village Location
- Detached
- Garage



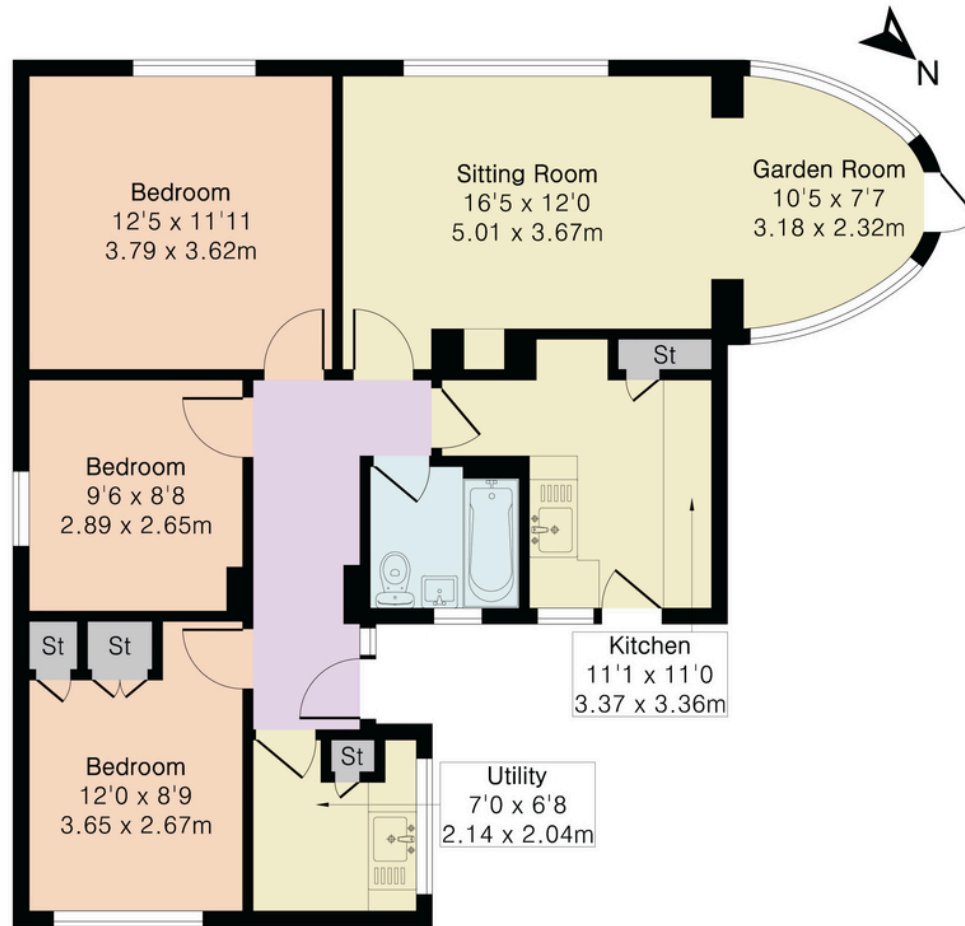
The Location

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 property has private driveway parking accessed via an unadopted track. 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 869 sq ft - 81 sq m



Ground Floor



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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