



31 Lane Ness, Benson, OX10 6FB  
£460,000 Freehold

THOMAS  
MERRIFIELD  
SALES LETTINGS





## The Property

A well presented three bedroom, three bathroom, family home within this modern development offered to the market with no onward chain.

Located just a few minutes walk from the Village Centre is this modern, three storey family home set within the very popular CALA development. The downstairs space ticks so many boxes; a separate lounge, a handy downstairs cloakroom, kitchen/breakfast room and spacious living room/diner with patio doors leading to a sunny south facing garden.

On the first floor there is a family bathroom and two well proportioned bedrooms with the large of the two having an en suite and fitted wardrobes. Finally, on the second floor there is a generous sized principal bedroom with en-suite shower room and additional dressing area.

Finally to the rear there is south facing rear garden with side access to the front of the property where there is ample driveway parking for multiple vehicles.

Some material information to note: Gas central heating. Mains water, mains electrics, mains drains. The property has driveway parking. Ofcom checker indicates standard to ultrafast broadband is available at this address. Ofcom checker indicates coverage on all major mobile phone providers is available at this address. The government portal generally highlights this as an unlikely/very low risk address for flooding. There is a maintenance charge of £257 per annum for the upkeep of all communal area within the development. 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.







## Key Features

- No onward chain
- Well presented three bedroom semi detached home
- Driveway parking
- Principal bedroom with en suite
- Flexible accommodation throughout
- Desirable location

## The Location

Situated in the highly sought-after Benson Village, you'll have everything you need right on your doorstep. 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 a drink or two at the Waterfront Cafe.



**Approximate Gross Internal Area 1121 sq ft - 104 sq m  
(Excluding Eaves)**

Ground Floor Area 465 sq ft – 43 sq m

First Floor Area 397 sq ft – 37 sq m

Second Floor Area 259 sq ft – 24 sq m



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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