



28 Old London Road,  
Benson, Oxfordshire, OX10 6RR

 **Griffith & Partners**  
ESTATE AGENTS, VALUERS AND RESIDENTIAL LETTINGS



**DESCRIPTION**

A superb opportunity to purchase and update this spacious detached bungalow with no onward chain, in the heart of Benson village. Two reception rooms, kitchen, three bedrooms, bathroom, en suite shower room, plenty of parking, private rear garden, large garage and work shop.

**ACCOMMODATION:**

Glazed double doors with glazed side panels into:

**PORCH:**

Wall light point, tiled floor, glazed door and glazed side panels into:

**HALLWAY:**

Doors to the sitting room, kitchen, all three bedrooms, bathroom and storage cupboard, wall light point and radiator.

**SITTING ROOM:** 4.64m (15'3") x 3.01m (9'11")

Gas fire in a tiled fire place with wood surround and mantle, wall light points, radiator, window to the front and large open arch way to:

**DINING AREA:** 3.03m (9'11") x 2.7m (8'10")

Glazed sliding doors to the conservatory, door to the kitchen, ceiling light point and radiator.

**CONSERVATORY:** 4.36m (14'4") x 2.1m (6'11")

Full height windows and double doors overlooking the rear garden, wall light points and radiator.

**KITCHEN:** 4.19m (13'9") x 2.53m (8'4")

Fitted with a range of matching wall and base units housing cupboards and drawers, laminate work surfaces, stainless steel sink/drainer unit with mixer tap, four ring gas hob with extractor hood over, built in oven and grill, space for fridge/freezer, space and plumbing for dishwasher and washing machine, wall mounted gas central heating boiler, tiled splash backs, door to larder cupboard, ceiling light points, window and glazed door to the rear garden.



**BEDROOM ONE:** 3.57m (11'9") x 3.04m (10'0")

Double room with two double built in wardrobes, wall light points, radiator and window to the front.

**BEDROOM TWO:** 3.57m (11'9") x 2.42m (7'11")

Double room with ceiling light point, radiator and window to the side.

**BEDROOM THREE:** 3.57m (11'9") x 3.04m (10'0")

A small double room with ceiling light point, radiator, window to the rear and door to:

**EN SUITE SHOWER ROOM:**

Fitted with a suite comprising shower cubicle, wall mounted hand wash basin and close coupled WC, tiled walls and floor, wall mounted heated towel radiator, ceiling light point and window to the rear.

**OUTSIDE:**

To the front are wrought iron gates on to a block paved driveway for several cars, a lawn area and beds with mature flowers, shrubs and trees.

The private, rear garden has a paved terrace with steps up to the lawn, mature borders with flowers, shrubs and trees. Door to the workshop and gate to the side.

**GARAGE AND WORKSHOP:**

Double length with electric up and over door to the front, power, light and personal door to the side.

**SERVICES AND OUTGOINGS:**

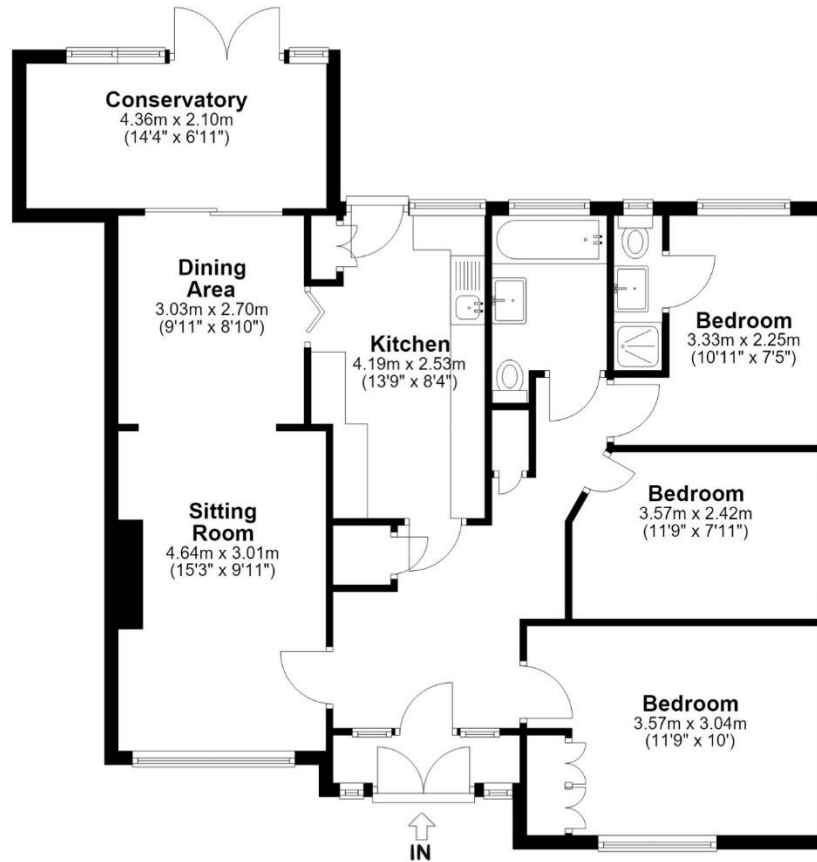
Mains water, drainage, gas and electricity. Gas central heating. South Oxfordshire District Council, Tax Band E.

**EPC RATING:**

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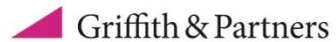
**VIEWING ARRANGEMENT:**

Strictly by appointment via Griffith & Partners, the sole agent. Tel 01491 612831/839939/522800.



The approximate total area for the elements of the property represented on the floorplan is 95 SqM (1024 Sq.Ft)

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This floor plan is provided by Expert Survey Solutions Ltd for indicative guidance only. Whilst every attempt has been made to ensure the accuracy of the floor plans contained here, measurements of doors, windows and rooms are approximate and no responsibility is taken for any error, omission or mis-statement. Details shown on this floorplan including all measurements, areas and proportions cannot be guaranteed by either the provider or estate agency and should not be relied upon. If there is any area where accuracy is required, please contact the selling agent for clarification.

Disclaimer: It is not our policy to test services and domestic appliances and cannot verify as to their working order. The purchaser should seek expert advice from solicitors/surveyors. Neither these particulars nor oral representation form any part of any contract and their accuracy cannot be guaranteed.

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