



16 The Cedars, Benson, OX10 6LL



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NO ONWARD CHAIN - This spacious 2 bedroom bungalow offers well balanced accommodation throughout and benefit from off street parking for several vehicles. Located within a quiet close within walking distance of the village centre, Benson has a wealth of amenities with regular bus links to local towns and villages.

This is an excellent opportunity to acquire a bungalow in a sought-after village ideal for first time buyers, downsizers, or those seeking single storey living.



Tenure - Freehold

The property is entered via a central hallway which gives access to the principal rooms.

To the rear, the generous living room provides an excellent reception space, with double doors opening directly onto the garden, creating a lovely connection between inside and out.

Access from the hall and living room, a door leads through to the kitchen, which is fitted with a range of units and includes a useful pantry cupboard, stainless steel sink and drainer, and appliance spaces for a washing machine, cooker and fridge. A further door provides access to the rear garden.





There are two good sized bedrooms, one of which benefits from fitted wardrobes. A family shower room fitted with a corner shower, w.c. and wash hand basin.

Outside, the rear garden has been designed for low maintenance and features a decked seating area, planted borders and a garden shed. To the front, a driveway provides off street parking for several cars.

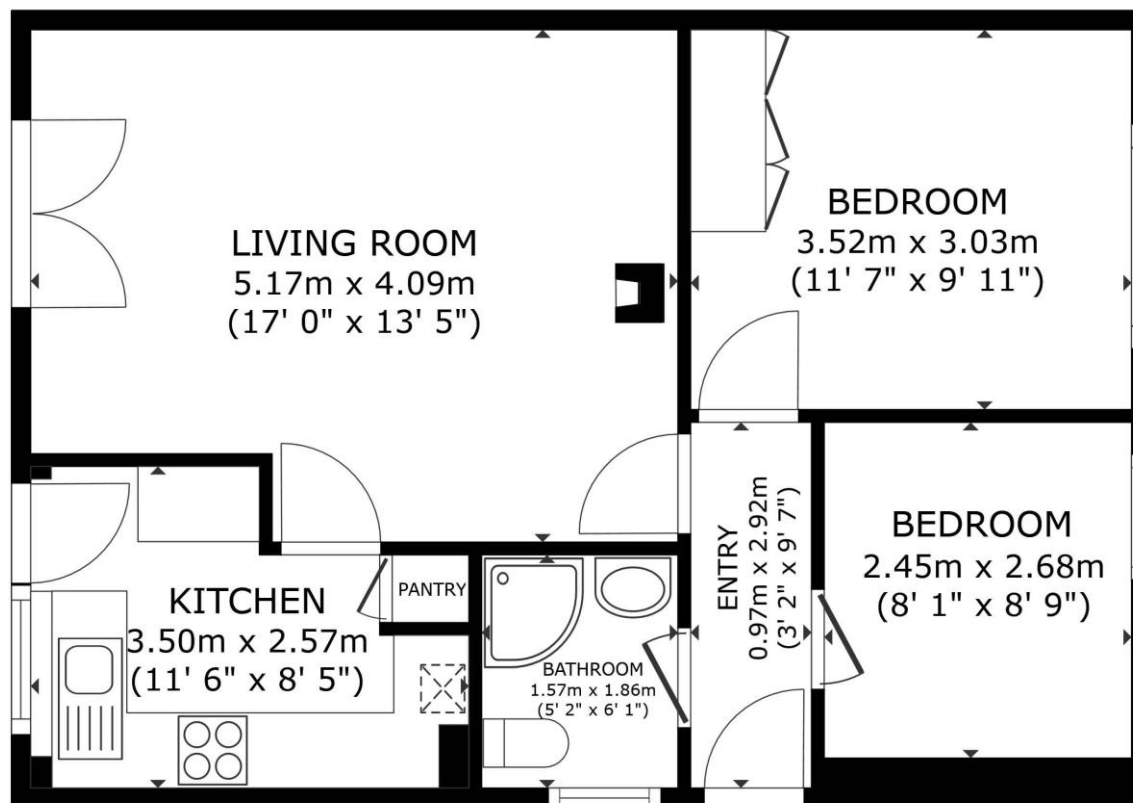


Directions:

From our offices into St Martin's, turn right onto High Street, continue onto The Street, at the roundabout, take the 1st exit onto Benson Lane, turn left onto Benson Lane, continue to follow A4074, turn right onto Church Road, turn right onto Castle Square, slight right, continue onto High Street, continue onto Brook Street, turn left onto The Cedars and the property will be on the right.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	71 C	78 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		

Important Information: All measurements are approximate. We have not tested any appliances or services within this property and cannot verify them to be in working order or within the vendors/s ownership. We have not verified the tenure of the property, type of construction or the condition thereof. Intending purchasers should make appropriate enquiries through their own solicitors and surveyor etc, prior to exchange of contract.



FLOOR PLAN

GROSS INTERNAL AREA
FLOOR PLAN 52.6 m² (566 sq.ft.)
TOTAL : 52.6 m² (566 sq.ft.)
SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.