



12 St Helens Way, Benson, OX10 6SW



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NO ONWARD CHAIN - Nestled in a peaceful and sought after area of Benson this charming 3 bedroom detached chalet bungalow enjoys a delightful setting, approached via a picturesque bridge over a gently running brook, creating an attractive and tranquil first impression.

The accommodation is both versatile and well proportioned and features double glazing throughout and gas central heating.

Benson has many amenities with a range of shops, doctors surgery, food outlets, bus routes to villages and Oxford and Reading. The River Thames is a short distance from the property.



Tenure - Freehold

On entering the property, a welcoming entrance hall provides access to a convenient downstairs cloakroom.

The spacious L-shaped living/ dining room offers an excellent space for both relaxing and entertaining, featuring an attractive fireplace with a gas coal effect fire as its focal point. The adjoining kitchen is fitted with a range of base and wall mounted units and includes a four ring gas hob with extractor hood above, double oven, one and a half bowl stainless steel sink, fridge/freezer and appliance space for a washing machine.

Also on the ground floor is a versatile third bedroom, study or home office, with patio doors opening directly onto the garden.





Upstairs, the property offers two generous double bedrooms, positioned to the front and rear.

The shower room has a white suite comprising of a w.c, wash hand basin and corner shower cubicle.

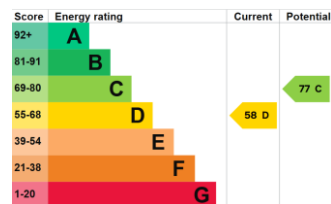
Outside, the enclosed rear garden has been thoughtfully landscaped to provide a patio seating area, gravel pathway, lawn and an attractive selection of mature shrubs and planting, offering a pleasant space to relax and enjoy the outdoors.

The property also benefits from a garage situated within a nearby block of four. Additional parking is located over the bridge a very short distance from the property.



Directions:

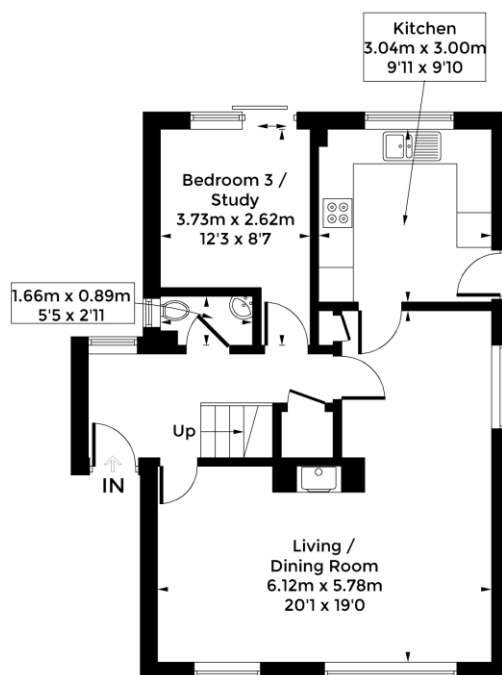
From St Martin's Street, turn right onto High Street, continue onto The Street, at the roundabout, take the 1st exit onto Benson Lane, turn left onto Benson Lane/A4074, continue to follow A4074, turn right onto Church Road, turn right onto St Helen's Avenue, turn left onto St Helens Way and the property will be on the right.



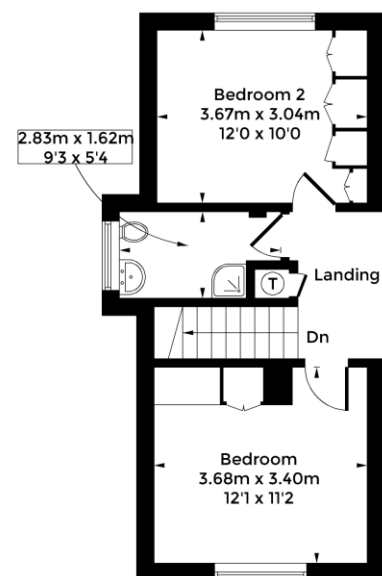
Important Information: All measurements are approximate. We have not tested any appliances or services within this property and cannot verify them to be in working order or within the vendors/s ownership. We have not verified the tenure of the property, type of construction or the condition thereof.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



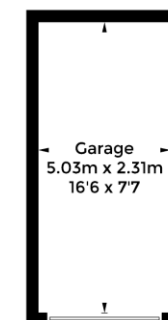
Approximate Gross Internal Area = 91.9 sq m / 989 sq ft
Garage = 11.6 sq m / 125 sq ft
Total = 103.5 sq m / 1114 sq ft



Ground Floor



First Floor



(Not Shown In Actual Location / Orientation)