



**Blacklands Road, Benson, Wallingford OX10 6NW**

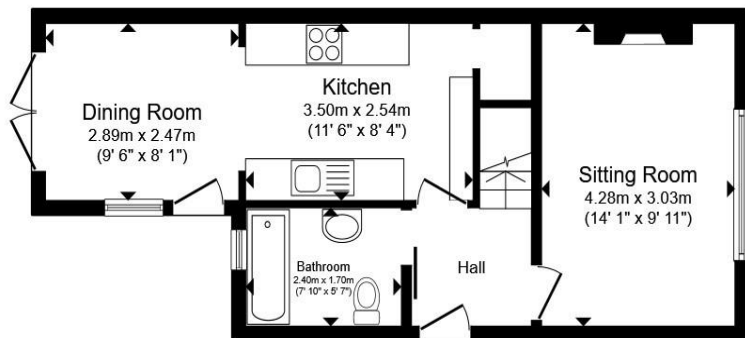


**Welcome to**

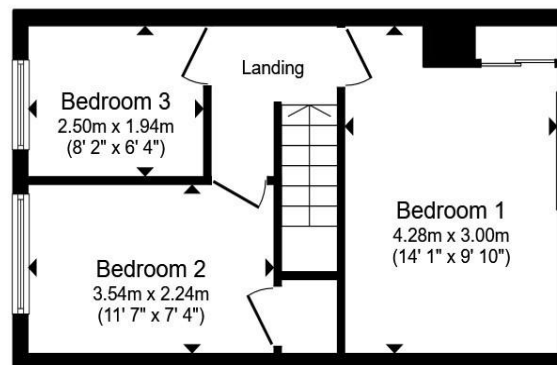
**Blacklands Road, Benson, Wallingford**

The extended accommodation comprises a kitchen with integrated appliances and range style cooker opening into the dining room, light and airy lounge with a large picture-frame window and a modern re-fitted family bathroom. First floor landing leads to the main front facing bedroom with a fitted wardrobe, two further proportioned bedrooms. Outside to the front is a garden and driveway providing off-street parking for two vehicles, side access gate leading to the enclosed rear garden with a large brick block paved patio, raised borders and leads to the log cabin home office/gym and harden shed.

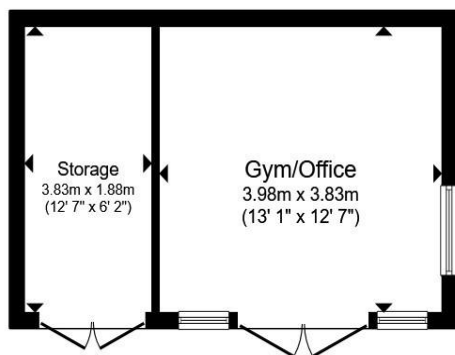




**Ground Floor**



**First Floor**



**Outbuilding**

Total floor area 95.7 m<sup>2</sup> (1,030 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by [www.propertybox.io](http://www.propertybox.io)



**Entrance Hall**

**Bathroom**

9' 6" x 8' 1" ( 2.90m x 2.46m )

**Sitting Room**

14' 1" x 9' 11" ( 4.29m x 3.02m )

**Kitchen**

11' 6" x 8' 4" ( 3.51m x 2.54m )

**Dining Room**

9' 6" x 8' 1" ( 2.90m x 2.46m )

**Landing**

**Bedroom 1**

14' 1" x 9' 10" ( 4.29m x 3.00m )

**Bedroom 2**

11' 7" x 7' 4" ( 3.53m x 2.24m )

**Bedroom 3**

8' 2" x 6' 4" ( 2.49m x 1.93m )

**Gym/Office**

13' 1" x 12' 7" ( 3.99m x 3.84m )

**Storage**

12' 7" x 6' 2" ( 3.84m x 1.88m )

**Front And Rear Gardens**

## Welcome to

### Blacklands Road, Benson, Wallingford

- Extended Three Bedroom Semi Detached
- South-West Facing Rear Garden
- Gym/Office Outbuilding and Garden Shed
- Kitchen With Integrated Appliances
- Two Reception Rooms

Tenure: Freehold EPC Rating: D

Council Tax Band: C

## £415,000



Please note the marker reflects the postcode not the actual property

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Property Ref:  
WLF105134 - 0005

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allen & harris



**01491 835135**



wallingford@allenandharris.co.uk



6 St. Marys Street, WALLINGFORD, Oxfordshire,  
OX10 0EL



**allenandharris.co.uk**