



Lukes Close, Benson, OX10 6FR
£475,000 Freehold

THOMAS
MERRIFIELD
SALES LETTINGS





The Property

An immaculately presented three bedroom, three bathroom, family home within this modern development on a quiet cul-de-sac and offered to the market with no onward chain.

Located just a short stroll 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 handy downstairs cloakroom, kitchen/breakfast room with integrated Bosch appliances and spacious living room/diner with Velux window and patio doors leading to a sunny east facing garden.

On the first floor there is a family bathroom and two well proportioned bedrooms with the larger 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 fitted wardrobes.

Finally to the rear there is an east facing garden with rear access to the single garage whilst to the front of the property where there is driveway parking.





Key Features

- No onward chain
- Immaculately presented throughout
- Garage and driveway parking
- Principal bedroom with en suite
- Cloakroom
- Modern kitchen/breakfast with integrated Bosch appliances





The Location

Some material information to note: Gas central heating. Mains water, mains electrics, mains drains. The property has driveway parking. Offcom checker indicates standard to ultrafast broadband is available at this address. Offcom 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 currently no maintenance charge payable for the upkeep of the communal areas however, this is subject to potential change. 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.

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.





TOTAL FLOOR AREA: 1275 sq.ft. (118.4 sq.m.) approx.

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