



22 Westfield Road
Benson, Oxfordshire, OX10 6NJ



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**22 Westfield Road
Benson
Oxfordshire
OX10 6NJ**

OIEO £375,000 FREEHOLD



Situated in the sought after village of Benson, is this three-bedroom, semi-detached property, offered with no onward chain and includes driveway parking for two cars and a single detached garage to the rear.

Ground floor accommodation comprises; entrance hallway, downstairs bathroom, and lounge. The spacious kitchen/dining room offers the addition of a small sunroom to the side which leads onto the east facing garden.

The first floor offers two double bedrooms and one single bedroom. There is a garden to the rear which boasts a good size patio to the side and rear and then shingle for low maintenance gardening and borders with established shrubs and a single detached garage with up and over door. The driveway offers parking for two cars and an established front garden which provides privacy at the front of the property.

Further benefits include gas central heating and uPVC windows throughout.



Benson is a thriving community, close to the River Thames, with an excellent range of shops on the High Street including a small supermarket and a dog grooming parlour, as well as an excellent primary school, public houses, doctors surgery, cafe's and a parish church.

The village has a large local park which houses the parish hall, play equipment, pavilion and tennis courts, where an active club thrives. The village enjoys excellent access to Wallingford, Henley-on-Thames, Reading and Oxford, as well as to the M40 (approximately 15 mins to Junction 5 at Lewknor).

GROUND FLOOR
574 sq.ft. (53.3 sq.m.) approx.

1ST FLOOR
340 sq.ft. (31.5 sq.m.) approx.



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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 Plus) A			
(81-91) B			
(69-80) C		70	76
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales	EU Directive 2002/91/EC		

TOTAL FLOOR AREA: 913 sq.ft. (84.9 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of floors, windows, doors and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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