



Sands Way, Benson, OX10 6NG

Guide Price £450,000 Freehold

THOMAS  
MERRIFIELD  
SALES LETTINGS





## The Property

An immaculately present home, this property has it all from the open plan kitchen/diner with loads of built in storage. You then have a side door accessing the rear garden and garage utility space. To the front is a good sized living room and upstairs you have three double bedrooms family bathroom with a full size shower over the bath.

The house has been refurbished and re painted by the current owners with new bathroom, knocking through the kitchen all to a very high standard but still offers plenty of scope to still further extend subject to planning.

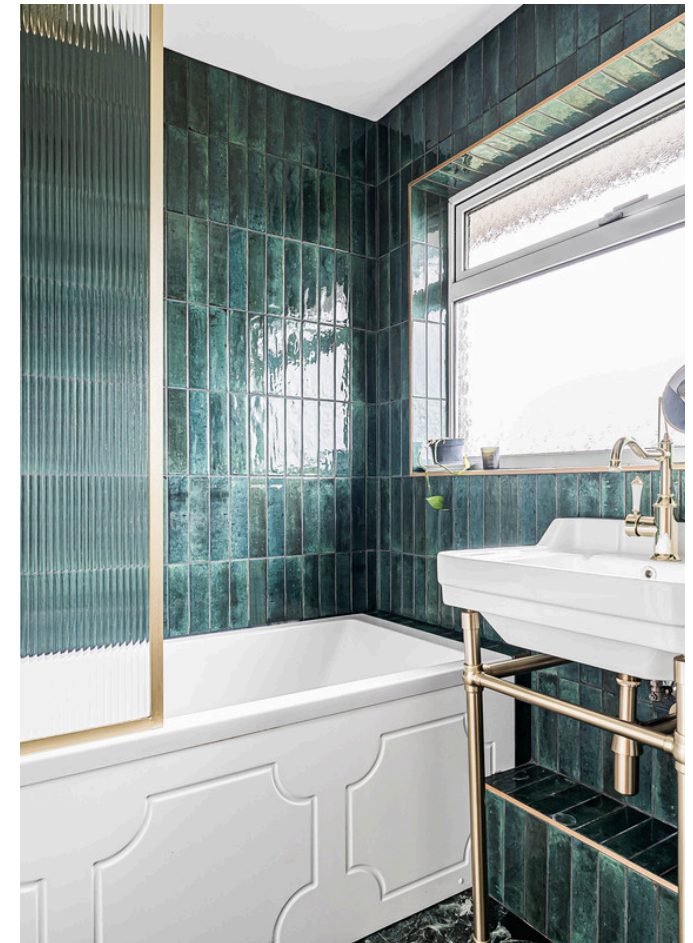
Outside the positives continue with a good sized front garden with driveway parking for multiple cars as well as a large rear garden with a patio dining area and a full length garage. The house is also being sold with no onward chain. .





## Key Features

- Three double bedrooms
- Driveway parking
- Seperate living room and kitchen diner
- Immaculately refurbished inside
- Private rear and front garden
- New bathroom, Kitchen and other major works carried out by the current owners





## The Location

Some material information to note: Gas central heating. Mains water, mains electrics, mains drains. The property has driveway parking. Ofcom checker indicates standard to ultrafast broadband is available at this address. Ofcom 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. 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.

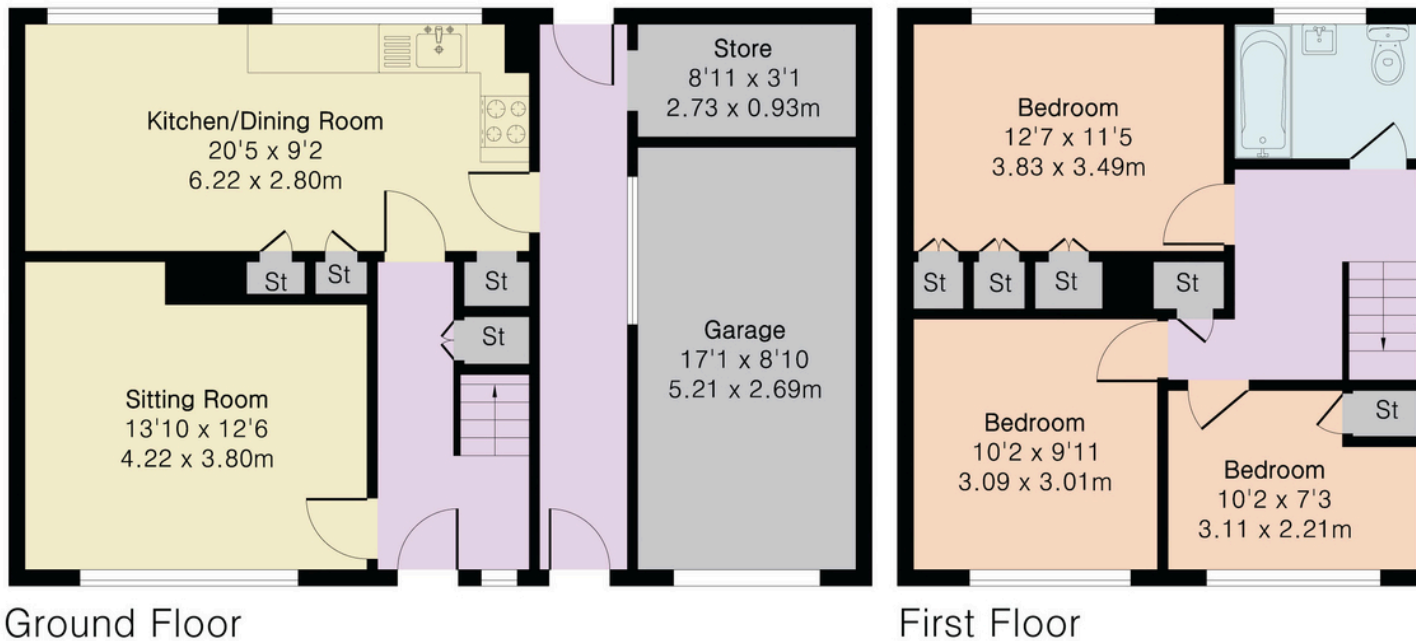


## Approximate Gross Internal Area 1031 sq ft - 96 sq m (Excluding Garage)

Ground Floor Area 580 sq ft – 54 sq m

First Floor Area 451 sq ft – 42 sq m

Garage Area 151 sq ft – 14 sq m



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