



31d High Street, Benson, OX10 6RP  
£399,950 Freehold

THOMAS  
MERRIFIELD  
SALES LETTINGS

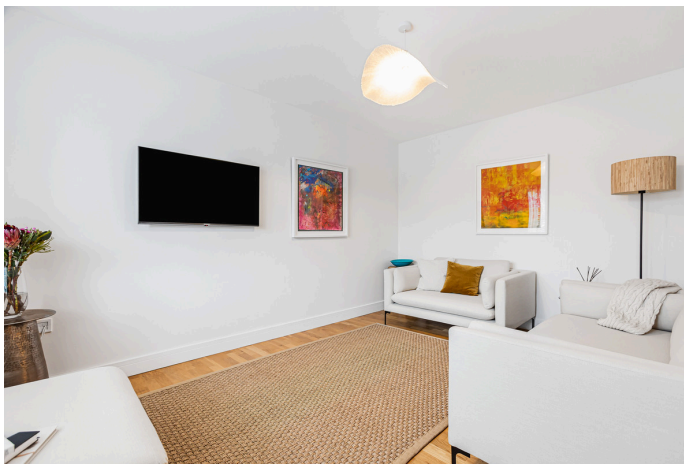




## The Property

Located in this private gated development in the heart of Benson village close to all local amenities is this immaculate two-bedroom semi-detached property with two parking spaces and kitchen-breakfast room. With a handsome double fronted façade and oak framed porch this extremely well presented home comprises entrance hall, cloakroom, lounge, and kitchen-breakfast room with integrated appliances. On the first floor there is a stylish bathroom and two double bedrooms. To the side of the property there is an enclosed predominantly lawned garden with patio and side access. Viewings are highly recommended.

Some material information to note: Gas central heating. Mains water, mains electrics. Mains drains. Offcom checker indicates standard to ultrafast broadband is available at this address. Offcom checker indicates mobile availability with all of the major providers. The property has two allocated parking spaces to the front of the house. The government portal generally highlights this as a very low risk address for flooding. Properties built pre-2000 may contain asbestos in certain materials used in their construction or in subsequent building work. Examples of these materials are; Artex, vinyl tiles, sheet boards, corrugated roofing, pipework and lagging/insulation. These are generally considered safe unless disturbed but prospective buyers must take their own advice. Buyers are advised to conduct their own investigations and obtain their own independent advice to confirm the presence of any asbestos. 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.







## Key Features

- Handsome two double bedroom semi-detached home.
- Gated development.
- Heart of Benson village close to all local amenities.
- Two parking spaces.
- Kitchen-breakfast room.
- Downstairs cloakroom.
- Exceptionally well-presented.

## The Location

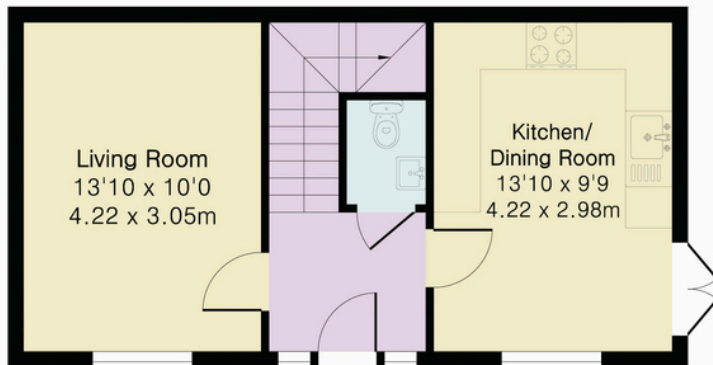
With its enviable location and excellent transport links, Benson conveniently connects you to the vibrant nearby towns of Wallingford, Henley-on-Thames, Reading, and Oxford. And for effortless commutes further afield, the M40 motorway can be accessed in just approximately 15 minutes, specifically at Junction 5 in Lewknor.



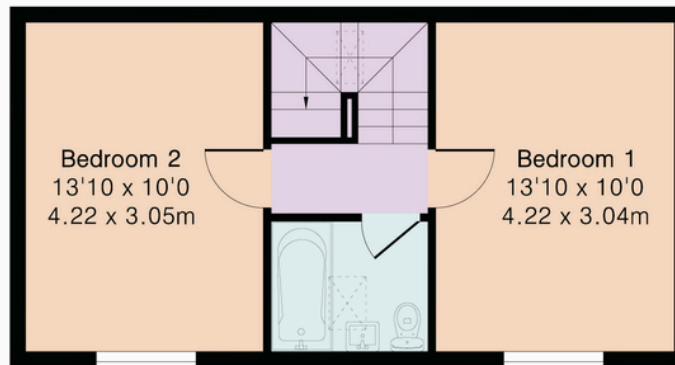
## Approximate Gross Internal Area 756 sq ft - 70 sq m

Ground Floor Area 378 sq ft – 35 sq m

First Floor Area 378 sq ft – 35 sq m



Ground Floor



First Floor



Floor plan produced in accordance with RICS Property Measurement 2nd Edition. Although Pink Plan Ltd ensures the highest level of accuracy, measurements of doors, windows and rooms are approximate and no responsibility is taken for error, omission or misstatement. These plans are for representation purposes only and no guarantee is given on the total square footage of the property within this plan. The figure icon is for initial guidance only and should not be relied on as a basis of valuation.



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1. They are not authorised to make or give any representations or warranties in relation to the property either here or elsewhere, either on their own behalf or on behalf of their client or otherwise. They assume no responsibility for any statement that may be made in these particulars. These particulars do not form any part of any offer or contract and must not be relied upon as statements or representations of fact.

2. Any areas, measurements or distances are approximate.

The text, photographs and plans are for guidance only and are not necessarily comprehensive. It should not be assumed that the property has all necessary planning, building regulation or other consents and Thomas Merrifield have not tested any services, equipment or facilities. Purchasers must satisfy themselves by inspection or otherwise.

### Wallingford Office

72 High Street, Wallingford  
Oxfordshire, OX10 0BX

T 01491 833 833

E [wallingford@thomasmerrifield.co.uk](mailto:wallingford@thomasmerrifield.co.uk)

W [thomasmerrifield.co.uk](http://thomasmerrifield.co.uk)

