

PROPERTY AGENTS

JPKnight



Passey Crescent, Benson OX10 6LD



Passey Crescent, Benson

A superb family home set within this popular cul-de-sac in the heart of the village and within walking distance of local shops and amenities.

The nearby A4074 gives access to both Reading and Oxford.

The spacious accommodation comprises a kitchen/breakfast room, adjacent utility, dining room, cloakroom and a 17' sitting room with fireplace: on the first floor there are four bedrooms and two bathrooms. Outside there is driveway parking to the front with an integral garage whilst at the rear a secluded, south facing 44' garden with established shrubs and trees.



Tenure - Freehold

Accommodation

The property is double glazed with gas central heating to radiators.

Entrance Hall: Stairs to landing with cupboard under, radiator, wood block floor.

Sitting Room: 17'5 x 11'3 The room features a large bay window to the front and a fireplace with pine surround, marble inset and hearth and fitted gas fire: 2 radiators.

Dining Room: 11'3 x 10'6 Sliding doors to the garden, radiator, wood block floor.

Kitchen: 14'10 x 10'7 Range of storage units, worktops, stainless steel sink, space for range style cooker, extractor hood. Space for fridge/freezer, , radiator.





Utility Room: 5'9 x 5'1 Side door, sink and cupboard, appliance spaces, radiator and gas boiler.

Stairs to Landing: Loft access, airing cupboard.

Bedroom 1: 13'11 x 10'9 Range of fitted wardrobes, 2 windows to the front, radiator and cupboard.

En Suite Shower Room: White 3-piece suite, tiling, window and radiator.

Bedroom 2: 12'3 x 9'10 Rear aspect, wood style floor, radiator.

Bedroom 3: 9' x 7'11 Rear aspect, radiator.

Bedroom 4: 9' x 7'7 Radiator and rear aspect.

Bathroom: White 3-piece suite, tiling, window and radiator.

Outside

To the Front: Driveway with side hedge and area planted with shrubs and slate chips.

Garage: 16'1 x 7'10 Up/over door, power.

Rear Garden: An attractive feature planted with a wealth of mature shrubs and plants, laid to gravel for low maintenance and featuring a block paved terrace and path to the front.

Garden Shed: 12' x 7'10



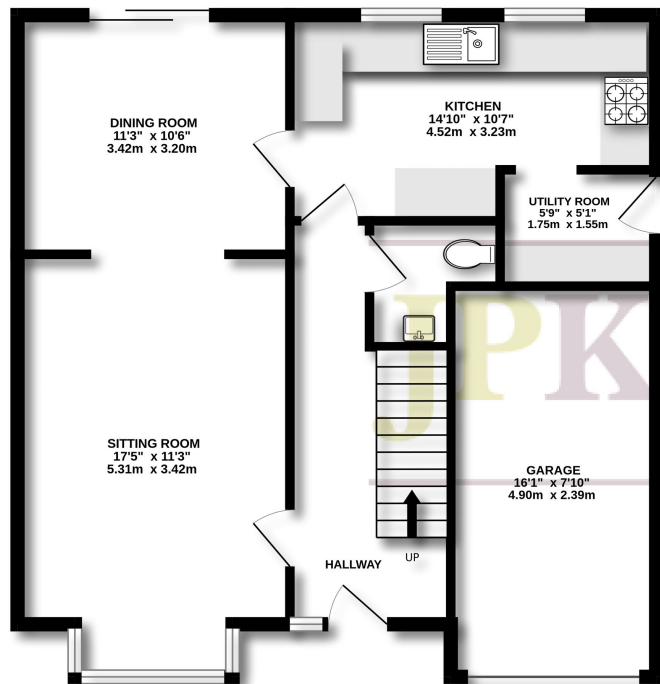
Directions: Leave Wallingford via the High Street over the Thames into Crowmarsh Gifford, proceed to the roundabout and turn left onto the A4074. After 1.7 miles turn right into Church Road, turn right at the T-junction onto the B4009, this road becomes the High Street then Brook Street. Passey Crescent will be found along on the right.



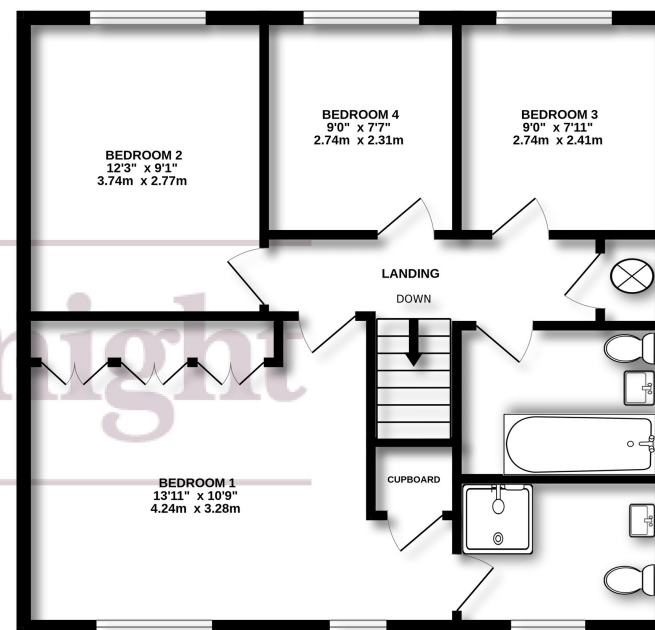
Important Information: All measurements are approximate. We have not tested any appliances or services within this property and cannot verify them to be in working order or within the vendors/s ownership. We have not verified the tenure of the property, type of construction or the condition thereof. Intending purchasers should make appropriate enquiries through their own solicitors and surveyor etc, prior to exchange of contract.



GROUND FLOOR



1ST FLOOR



TOTAL FLOOR AREA : 1216sq.ft. (113.0 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms 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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