



Sunnyside, Benson OX10 6LZ





## Sunnyside, Benson

A spacious semi-detached family home set in this quiet residential area with a fabulous outlook over a park to the front and just a 1/5 of a mile from the shops and amenities in the village centre.

The property comprises 3 bedrooms and shower room to the first floor, the ground floor comprises a living room, conservatory, dining room, kitchen and cloakroom/bath utility.

There is parking on the front drive and, to the rear, a secluded 75' west, southwest facing garden.

Wallingford is just 3 miles and the nearby A4074 gives access to both Oxford and Reading.



## Tenure - Freehold

Entrance Hall: Stairs to landing.

Lounge: 18'7 x 12'6 Open fireplace with wood surround and cast-iron inset. Double aspect with 3 windows to the front and twin doors to the conservatory, radiator and wood floor.

Conservatory: 17'4 x 8'10 Tiled floor, twin doors leading out to the garden.

Dining Room: 11' x 10' cast iron fireplace, radiator, window to the front.

Kitchen: 14'8 x 10'8 Range of storage units, wood worktops, integrated oven, gas hob, space for fridge and dishwasher, tiled floor. Window to the side, radiator, under-stair cupboard.

Lobby approached from Conservatory.

Cloakroom: White 2-piece suite, window, tiled floor.







Utility: 8'6 x 7'9 Storage cupboards, space for washing machine, tiled floor and door to the garden.

Stairs to the Landing: Window overlooking the garden, airing cupboard, loft access.

Bedroom 1: 12'7 x 10'11 View across parkland to the front, radiator and fitted wardrobe.

Bedroom 2: 11'8 x 9'1 Window to side, fitted wardrobe and radiator.

Bedroom 3: 9'4 x 7'5 View over the garden, cupboard and radiator.

Shower Room: Fitted with white 3-piece suite including a wide shower cubicle, chrome radiator and window to the rear, tiled floor.

Outside:

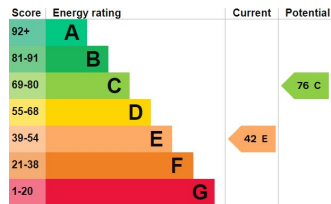
To the Front: Wide gravel drive offering ample parking with side fencing and hedge.

Rear Garden: Extending to approximately 75' in length and facing west, south-west. A terrace leads out to a large lawn with shrub borders, garden shed. To the side of the property is a 10' wide strip connecting front and rear gardens.



**Directions:**

Leave Wallingford via the High Street over the Thames into Crowmarsh Gifford, proceed to the mini-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, then turn first left onto the Watlington Road. Turn first left across Littleworth Road into Sunnyside.



**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.

