



10 Chiltern Close, Benson,
Oxfordshire, OX10 6LG

 **Griffith & Partners**
ESTATE AGENTS, VALUERS AND RESIDENTIAL LETTINGS



Retirement end of terrace bungalow in a quiet cul de sac, within walking distance of the pretty village of Benson, with all of its convenient amenities.

The property has a lawned terrace at the front and rear garden. Two bedrooms, lounge/diner, kitchen with rear garden access. Allocated parking. This lovely quiet close is well maintained by a management company. Over 60's residents.

Parking is allocated and allows for visitors also. The property is accessed via a front lawn and has its own sunny seating terrace.

As the property is an end of terrace with a side gate access to the rear garden, it appears more private. Entrance lobby leading straight in to the sunny lounge/diner.

The fitted kitchen is at the rear of the property, with access on to the rear terrace and garden - and communal rear gardens.

Two bedrooms to the front and rear of the property, built-in cupboards in the rear bedroom. The bathroom is fairly spacious with bath and sink with vanity unit and lavatory.



The bungalow is positioned in a quiet cul de sac within walking distance of the village centre. Benson is located in South Oxfordshire and offers a well-regarded primary school, doctors' surgery, sports clubs and a range of high street shops including a co-op, butchers, cafe delicatessen, pub/restaurant, pharmacy. Well-connected bus links to closer towns such as Wallingford, Oxford and Reading.

Service Charge: The estimated charge for 2022/2023 is £1907.81. This covers the cost of an estate manager office costs, the on-call service, grounds maintenance, general building repairs and maintenance etc.

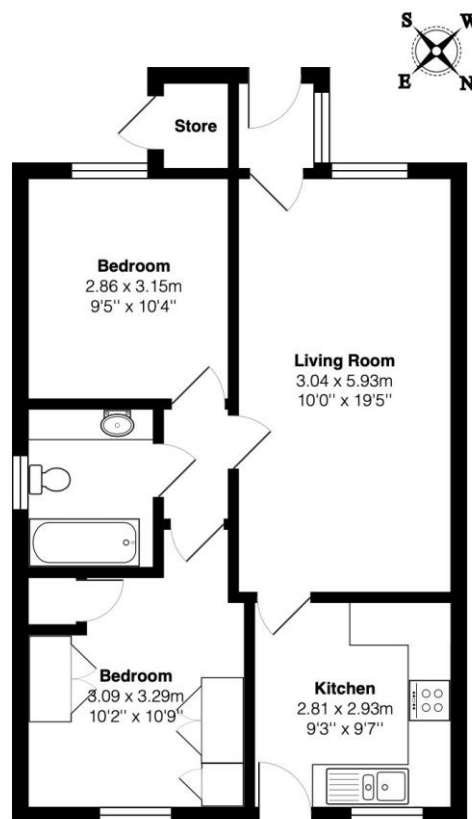
SERVICES AND OUTGOINGS:

Mains water and drainage, Electric storage heating, Telecom subject to regulations. South Oxfordshire Council Tax - Band C.

EPC RATING:
55 D

VIEWING ARRANGEMENT:

Strictly by appointment via Griffith & Partners, the sole agent. Tel 01491 612831/839939/522800.



Total Area: 57.6 m² ... 620 ft²

Disclaimer: It is not our policy to test services and domestic appliances and cannot verify as to their working order. The purchaser should seek expert advice from solicitors/surveyors. Neither these particulars nor oral representation form any part of any contract and their accuracy cannot be guaranteed.

G298

42 High Street, Watlington
Oxfordshire, OX49 5PY
01491 612831

33a High Street, Benson
Oxfordshire, OX10 6RP
01491 839939

 **Griffith & Partners**
ESTATE AGENTS, VALUERS AND RESIDENTIAL LETTINGS
griffithandpartners.co.uk