



31e High Street, Benson,
Oxfordshire, OX10 6RP

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



DESCRIPTION

Presented to the highest standard, a cottage-style semi-detached house with fitted kitchen/diner, lounge, cloakroom, two double bedrooms, bathroom, beautifully landscaped garden and private parking. The property has potential to extend into the loft to create two more bedrooms. No onward chain.

THE PROPERTY:

The property is just one of a pair that is approached through an automated gate.

ACCOMMODATION - GROUND FLOOR:

Oak framed portico over a wood door with glazed side panels into:

ENTRANCE HALL:

Doors to sitting room, kitchen/diner and cloakroom, stairs rising to the first floor, laminate wood flooring with under floor heating, ceiling light point, power points and telephone point.

CLOAKROOM:

Fitted with a white suite of concealed cistern WC and vanity hand wash basin, laminate wood flooring with under floor heating and ceiling light.

LIVING ROOM: 4.2m (13'9") x 3m (9'10")

Double glazed window to the front, laminate wood flooring with under floor heating, ceiling light point, power points, television aerial point and telephone point.

KITCHEN/DINER 4.2m (13'9") x 3m (9'10")

Smartly fitted with a range of matching soft grey fronted wall and base units housing cupboards and drawers, granite work surfaces and up stands, under mounted white ceramic 1½ bowl sink unit with mixer tap, inset AEG ceramic hob with AEG oven below and AEG extractor hood over, integrated AEG fridge/freezer, dishwasher and washing machine. cupboard housing Glow Worm combi boiler, under unit lighting, recessed ceiling down lights, power points, television aerial point, laminate wood flooring with under floor heating, double glazed window to the front and double glazed French doors to the garden.



FIRST FLOOR - LANDING:

Doors to both bedrooms and bathroom, vaulted ceiling with Velux roof light, recessed ceiling down lights and power point.

BEDROOM ONE: 4.2m (13'9") x 3m (9'10")

Double room with double glazed window to the front, ceiling light point, power points, television aerial point, radiator and hatch and ladder to loft space with light.

BEDROOM TWO: 4.2m (13'9") x 3m (9'10")

Double room with double glazed window to the front, ceiling light point, power points, television aerial point and radiator.

BATHROOM:

Fitted with a white suite of panel sided bath with rain and hand held showers over and glazed side screen, vanity hand wash basin with mirrored cupboard over and close coupled WC, part tiled walls, vaulted ceiling with Velux roof light, recessed ceiling down lights and radiator.

OUTSIDE:

The property is approached through attractive cottage-style railings and gate with paved pathway, grass and flower beds. Gate leading to the garden which is beautifully landscaped for easy maintenance with paved terrace, lawn, gravelled seating and dining spaces and mature shrubs. Outside lighting.

PARKING:

Private parking for two cars.

SERVICES & OUTGOINGS:

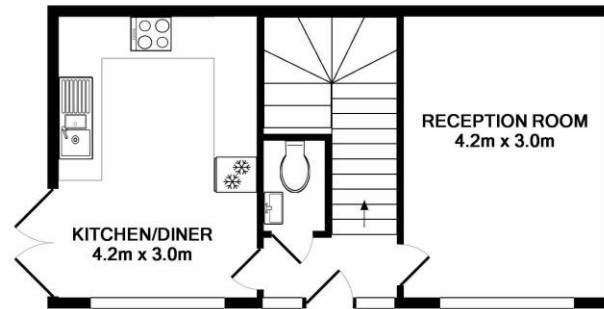
Mains water, drainage, electricity and gas. Gas central heating, Telecom subject to regulations. South Oxfordshire District Council - Tax Band C.

EPC RATING:

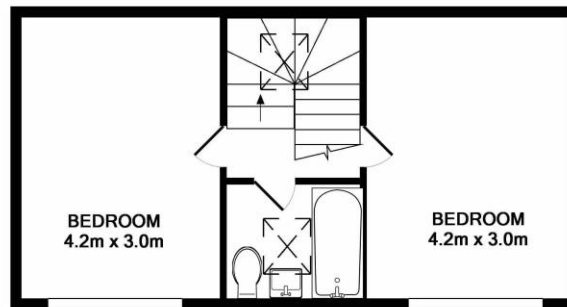
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VIEWING ARRANGEMENT:

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



GROUND FLOOR
APPROX. FLOOR
AREA 33.9 SQ.M.
(365 SQ.FT.)



1ST FLOOR
APPROX. FLOOR
AREA 33.9 SQ.M.
(365 SQ.FT.)

TOTAL APPROX. FLOOR AREA 67.8 SQ.M. (730 SQ.FT.)

Whilst every attempt has been made to ensure the accuracy of the floor plan 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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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.

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