



62 Brook Street, Benson,
Oxfordshire, OX10 6LH

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



DESCRIPTION

With its pleasant outlook across the brook & location a short distance from the shops, this smartly presented extended terrace house benefits from living room, kitchen/dining area, 2 bedrooms, en suite shower, family bathroom, easy maintenance sunny garden & parking for 2 cars. No onward chain.

ACCOMMODATION - GROUND FLOOR:

Part glazed door into:

HALL:

Door to living room, stairs rising to the first floor, ceiling light point and radiator.

LIVING ROOM: 4.19m (13'9") x 3.36m (11'0")

Double glazed window to the front, feature fire place with wood surround and marble hearth, wall light points, power points, television aerial point, radiator, door to under stairs cupboard and door to:

KITCHEN: 4.41m (14'6") x 2.44m (8'0")

Fitted with a range of matching wall and base units housing cupboards and drawers, roll edge work surface, inset stainless steel sink unit, free standing cooker with extractor hood over, washing machine, fridge/freezer, wall mounted central heating boiler, tiled splash backs, power points, ceiling light points, double glazed window to the rear and open arch way to:

DINING AREA: 2.1m (6'11") x 1.82m (6'0")

Ceiling light point, power point, radiator, space for dining table and chairs and double glazed patio doors opening to the rear garden.

FIRST FLOOR - LANDING:

Doors to both bedrooms, bathroom and airing cupboard housing hot water tank, hatch to loft space, ceiling light point and power point.

BEDROOM ONE: 3.27m (10'9") x 3.1m (10'2")

Built in wardrobes, ceiling light point, power points, radiator, double glazed window to the front and door to:



EN SUITE SHOWER ROOM:

Fitted with a white suite comprising corner shower cubicle, vanity hand wash basin and close coupled WC, ceiling light point, radiator and double glazed obscured glass window to the front.

BEDROOM TWO: 3.53m (11'7") x 2.21m (7'3")

Ceiling light point, power points, radiator and double glazed window to the rear.

BATHROOM:

Fitted with a white suite of panel sided bath, pedestal hand wash basin and close coupled WC, ceiling light point, radiator and double glazed obscured glass window to the rear.

OUTSIDE:

The property is approached over a paved pathway to the front door with the rest of the front laid to lawn. The South Easterly facing rear garden is attractively paved for easy maintenance with neat flower beds to either side, garden shed, outside lighting and tap, securely enclosed by wood panel fencing with a gate for rear access.

PARKING:

Private parking for two cars at the rear of the property accessed via Passey Crescent.

SERVICES AND OUTGOINGS:

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

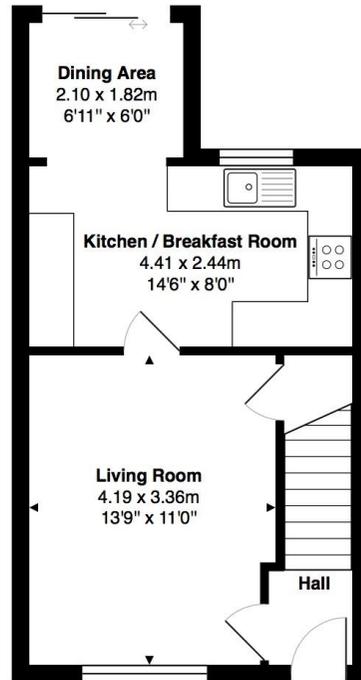
EPC RATING:

69 C

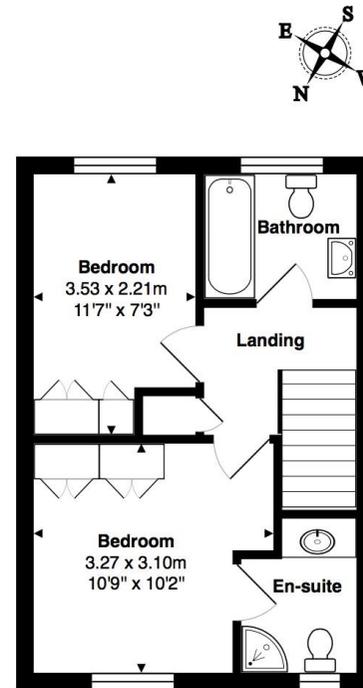
VIEWING ARRANGEMENT:

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

Ground Floor



First Floor



Total Area: 63.6 m² ... 684 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