



3 Bonners Mead, Benson,
Oxfordshire, OX10 6EU

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



DESCRIPTION

Arranged over three floors, a stunning new spacious family home with accommodation comprising cloakroom, kitchen, living dining room, three bedrooms, two en suite shower rooms and family bathroom. The property benefits from off street parking and enclosed garden and includes all light fittings, curtains & blinds.

ACCOMMODATION - GROUND FLOOR:

Door into:

HALL:

Doors to cloakroom,, cloaks cupboard, kitchen and living/dining room, stairs rising to the first floor, ceiling light point and radiator.

CLOAKROOM:

Fitted with a white suite comprising pedestal hand wash basin and close coupled WC, tiled floor, ceiling light point, radiator and obscured glass window to the front.

KITCHEN: 2.24m (7'4") x 4.46m (14'8")

Comprehensively fitted with a range of gloss fronted wall and base units housing cupboards and drawers, block edge work surfaces and up stands, inset 1½ bowl sink/drainer unit with mixer tap, four ring gas hob with extractor hood over, built in eye level oven, integrated dishwasher, washer/dryer and fridge/freezer, cupboard housing gas central heating boiler, ceiling spot light tracks, under unit lighting, radiator and double glazed window to the front.

LIVING/DINING ROOM: 4.49m (14'9") Max x 6.54m (21'5") Max

An L shaped reception room with plenty of entertaining space, double aspect with an abundance of light from double glazed windows and double doors to the rear garden as well as the skylights, large under stairs cupboard, ceiling light points and radiators.

FIRST FLOOR - LANDING:

Doors to bedrooms one and three, family bathroom and airing cupboard housing pressurised water system, ceiling light point, radiator, stairs rising to the second floor.

MASTER BEDROOM: 3.81m (12'6") x 3.01m (9'11")

Double room with doors to large clothes closet and en suite, ceiling light point, radiator and double glazed window to the rear.



EN SUITE SHOWER ROOM: 3.81m (12'6") x 3.01m (9'11")

Fitted with a white suite comprising large tiled shower, pedestal hand wash basin and close coupled WC, tiled floor, ceiling light point and wall mounted heated towel radiator.

BEDROOM THREE: 2.38m (7'10") x 3.02m (9'11")

Small double/large single bedroom with ceiling light point, radiator and double glazed window to the front.

FAMILY BATHROOM:

Fitted with a white suite comprising panel sided bath with shower mixer tap, pedestal hand wash basin and close coupled WC, ceiling light point, wall mounted heated towel radiator and double glazed obscured glass window to the front.

SECOND FLOOR - BEDROOM TWO: 3.49m (11'5") x 4.05m (13'3")

Double room with door to large storage space and en suite, ceiling light point, radiator and double glazed window to the front.

EN SUITE SHOWER ROOM:

Fitted with a white suite comprising large tiled shower, pedestal hand wash basin and close coupled WC, tiled floor, ceiling light point and wall mounted heated towel radiator.

OUTSIDE:

The property has been nicely landscaped for easy maintenance. To the front is a paved pathway leading to the front door and well planted shrub beds. The rear garden is mainly laid to lawn with a paved patio area and mature planted shrub beds securely enclosed by wood panel fencing and gated access to the front.

PARKING:

A brick paved driveway to the side of the property provides off street parking for two cars.

SERVICES AND OUTGOINGS:

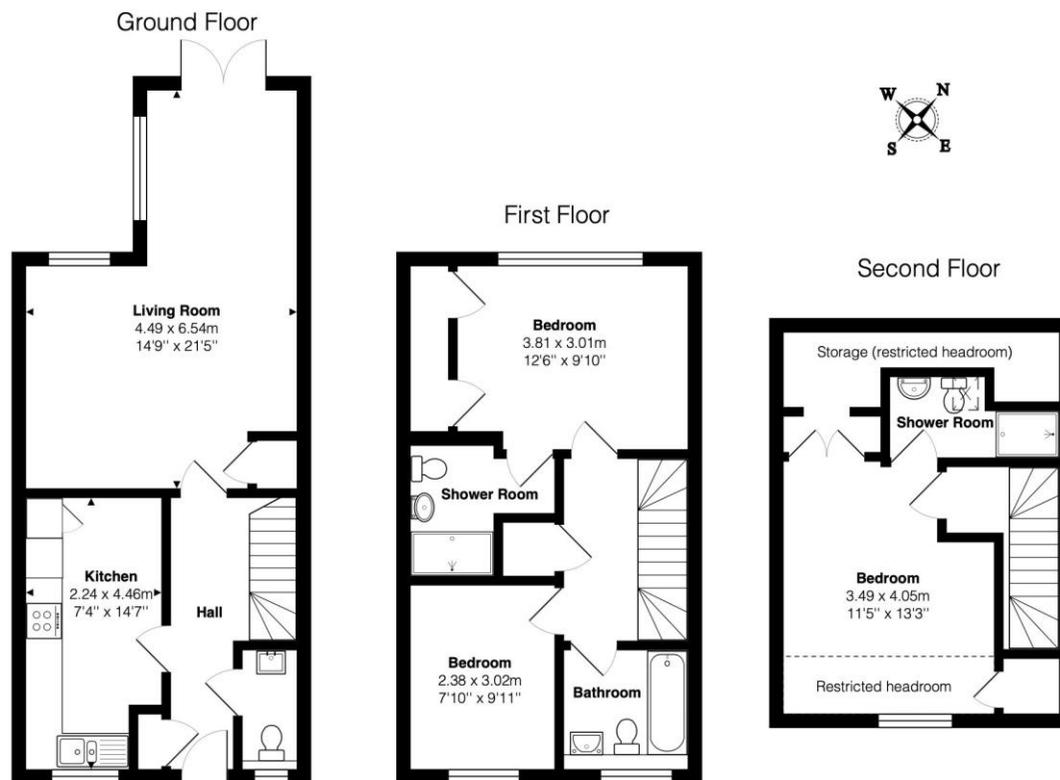
Mains water, drainage, gas and electricity. Gas central heating. Telecom subject to regulations. South Oxfordshire District Council - Tax Band TBC.

EPC RATING:

85 B

VIEWING ARRANGEMENT:

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



Total Area: 110.5 m² ... 1189 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