



105 St Helens Avenue, Benson,
Oxfordshire, OX10 6RU

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



DESCRIPTION

A spacious c.1950's three/four-bedroom detached property on a large plot in Benson, close to the town and local bus links in need of complete remodelling to create a modern bright and airy family home. Plenty of driveway parking and garage (which could be converted). Lovely front and rear gardens.

The property is set in a quiet residential leafy Avenue.

On approach there's a paved driveway allowing parking for numerous cars. Front lawn with lavender beds and shrubs borders.

Porch door with plenty of boot room space. An internal sliding side door leads to the interior garage, which has plenty of scope to convert if more living space is required, glass front door leads into the entrance hall with stairs rising to the first floor.

A large lounge/diner with a feature fireplace (currently electric), triple windows enable so much light to flood through from the front and rear gardens. The dining area has a sliding door leading to the kitchen which is an excellent size, with plenty of fitted wall and base units, double sink/drain unit and a good size walk in larder.

From the kitchen is a side door to the rear garden which leads to a semi covered porch area to entertain.

A flexible double bedroom or study is overlooking the rear garden. The family bathroom fitted with a white suite comprising panel sided bath, shower, pedestal hand wash basin and closed coupled WC. Window to the rear.

On the first floor there are a further three double bedrooms with the master overlooking the front of the house, large window and deep built in wardrobe. Bedroom two overlooks the rear garden and has a built-in



cupboard for storage, Bedroom three has a side aspect which is also a double. There's an upstairs cloakroom with WC and hand wash basin.

The rear private garden is mainly laid to lawn with mature shrubs and trees. A paved terrace provides the perfect area for entertaining. There is a greenhouse for the keen gardener and also an outbuilding/shed providing storage. The property has secure side access on both sides.

Good size garage with window and power with access to internal porch. Benson is a typical country village, it has a range of everyday shops, a local Cooperative supermarket, local facilities, and a fuel station with M&S Simply Food. There is a village school and bus services to

Wallingford Secondary School, and a local church. The village is on the River Thames, with a Marina and popular Riverside Café. Wallingford is the closest Market town with a regular bus service, providing a wider range of shops and services, a small Theatre, Library, Waitrose and Lidl supermarkets. The X40 coach service also runs to Reading and Oxford.

SERVICES AND OUTGOINGS:

Mains water, drainage, gas and electricity. Gas central heating. South Oxfordshire District Council - Tax Band F.

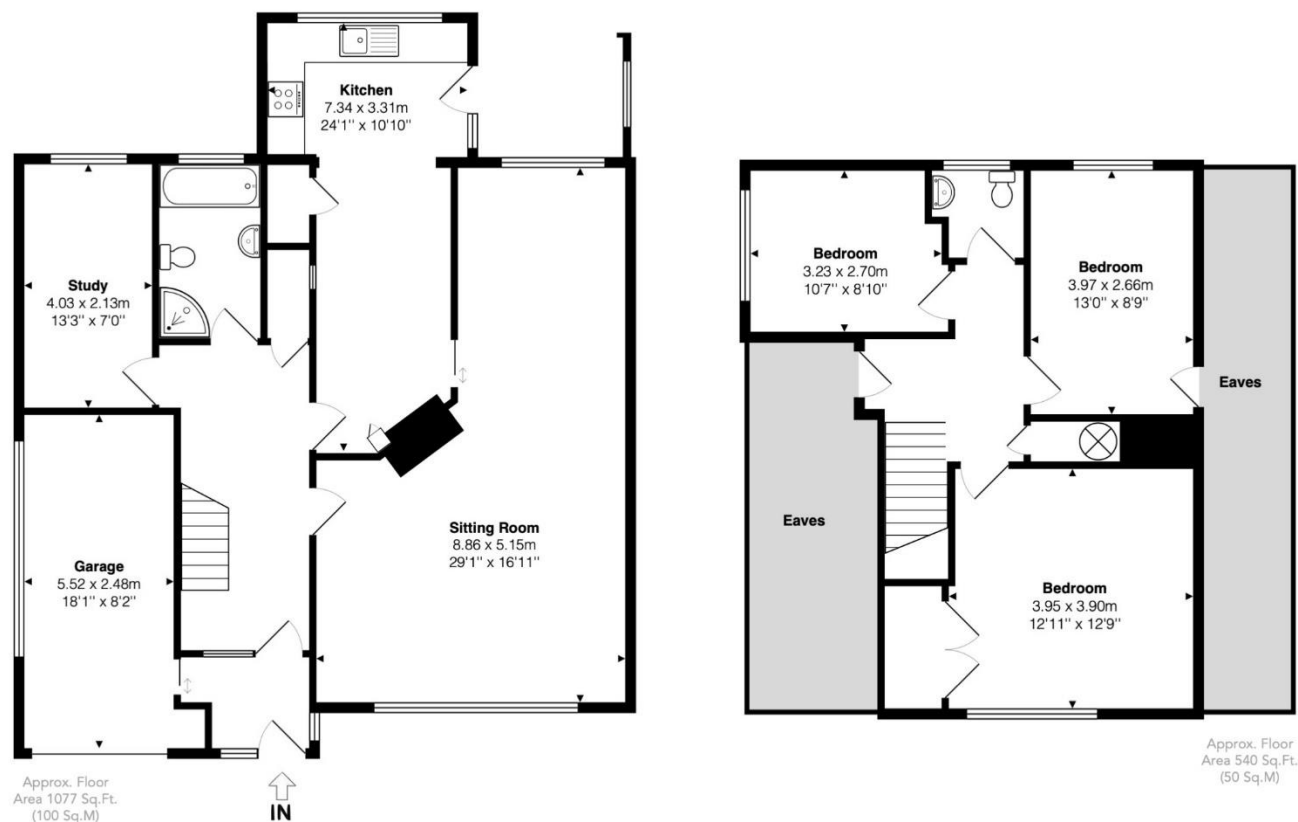


EPC RATING:

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VIEWING ARRANGEMENT:

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



The approximate total area for the elements of the property represented on the floorplan is 150 SqM (1617 Sq.Ft)

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This floor plan is provided by Expert Survey Solutions Ltd for indicative guidance only. Whilst every attempt has been made to ensure the accuracy of the floor plans contained here, measurements of doors, windows and rooms are approximate and no responsibility is taken for any error, omission or mis-statement. Details shown on this floorplan including all measurements, areas and proportions cannot be guaranteed by either the provider or estate agency and should not be relied upon. If there is any area where accuracy is required, please contact the selling agent for clarification.

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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