



31 Lane Ness, Benson,
Oxfordshire, OX10 6FB

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



DESCRIPTION

In a quiet location with open green land to the front, a spacious family home arranged over 3 floors with accommodation comprising cloakroom, kitchen, living/dining room, 3 double bedrooms, 2 en suite shower rooms & family bathroom. The property benefits from off street parking & enclosed garden

ACCOMMODATION - GROUND FLOOR:

Front door into:

HALL:

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

KITCHEN:

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/drain 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:

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:

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:

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:

Small double 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:

Double room with door to en suite and to storage cupboard, 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 front is laid to lawn with shrub planted beds and has a paved pathway leading to the front door. The rear garden is mainly laid to lawn with a paved patio area, 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 E. **EPC RATING: 85 B**

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 111 SqM (1189 Sq.Ft)

Lane Ness, Benson, Wallingford, Oxfordshire, OX10 6FB



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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