



15 Chiltern Close, Benson,
Wallingford, Oxfordshire, OX10 6LG

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



DESCRIPTION

Located in a purpose built quiet development for the over 60's, only a short distance from shops and amenities, a smartly presented two double bedroom, terraced bungalow with its own small patio area and access to maintained communal lawned gardens. Allocated and visitor parking.

ACCOMMODATION:

UPVC half glazed obscured glass door into:

HALLWAY:

UPVC double glazed full length window to one side, ceiling light point and door to:

LIVING/DINING ROOM: 3.02m (9'11") x 5.86m (19'3")

UPVC double glazed window to the front, doors to the kitchen and inner hallway, wall mounted electric heater, ceiling lights points, power points and television aerial point,

KITCHEN: 2.88m (9'5") x 3.02m (9'11")

Fitted with a range of wall and base units housing cupboards and drawers, roll edge work surfaces, inset stainless steel sink/drain unit with mixer tap, ceramic tiled splash backs, inset electric hob with extractor over, built in electric cooker, washing machine. space for under counter fridge, ceiling strip light, power points, UPVC double glazed window and half glazed obscured glass door to the patio and rear gardens.

INNER HALLWAY:

Doors to both bedrooms and bathroom, ceiling light point.

BEDROOM ONE: 2.97m (9'9") x 3.37m (11'1")

Double room with UPVC double glazed window to the rear, door to airing cupboard housing hot water tank and slatted wooden shelving, wall mounted electric heater, power points, ceiling light point and hatch with ladder to loft space.

BEDROOM TWO: 2.82m (9'3") x 3.15m (10'4")

Double room with UPVC double glazed window to the front, wall mounted electric heater, power points and ceiling light point.



BATHROOM:

Fitted with a matching suite of panel sided bath with shower and curtain over, vanity unit with hand wash basin with storage cupboards and low level WC, ceiling light point, wall mounted electric heater.

OUTSIDE:

The front garden is laid to lawn. To the rear is a patio area leading on to the communal lawns. The grounds are communal and maintained by the management company. A cupboard to the side of the front door is a useful storage space and houses the electric consumer unit. Allocated parking for one car opposite as well as visitor parking.

SERVICES AND OUTGOINGS:

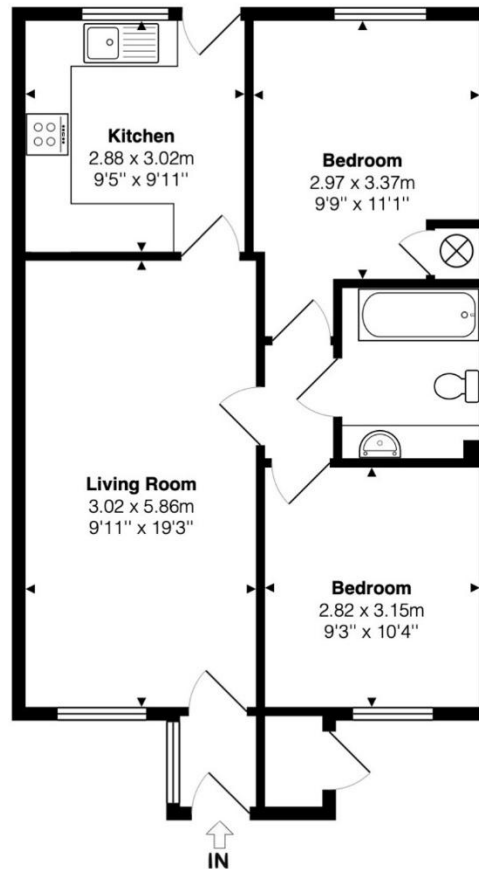
Mains water, drainage and electricity. Electric heating. South Oxfordshire District Council, Tax Band C. The property is classed as freehold with service and management charged per annum which includes upkeep of the gardens and parking areas. £233.12 (estimated) 2026/27.

EPC RATING:

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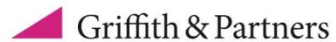
VIEWING ARRANGEMENT:

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 56 SqM (602 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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