



9 Westfield Road, Benson,  
Oxfordshire, OX10 6NH

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



**DESCRIPTION**

With no onward chain, a semi-detached house within walking distance of the village centre. Living room, kitchen, bathroom, three bedrooms, low maintenance garden with large studio. Plenty of off street parking. The property would benefit from some refurbishment.

**ACCOMMODATION - GROUND FLOOR:**

Door into:

**HALLWAY:**

Doors to the living room, kitchen and bathroom, stairs rising to the first floor, radiator and ceiling light point.

**LIVING ROOM:** 4.25m (13'11") x 5.53m (18'2")

A large reception room with gas fire in a marble fireplace with wooden surround, radiators, ceiling light points and window to the front.

**KITCHEN:** 2.56m (8'5") x 4.5m (14'9")

In need of replacement, currently fitted with a range of wall and base units housing cupboards and drawers, work surface and breakfast bar, inset stainless steel sink/drainers unit with mixer tap, built in oven with 4 ring gas hob and extractor hood over, space and plumbing for washing machine, space for fridge/freezer, tiled splash backs, laminate wood floor, radiator, ceiling light points, window and half glazed door to the rear garden.

**BATHROOM:**

Fitted with a white suite comprising panel sided bath with glazed screen and shower over, pedestal hand wash basin and close coupled WC, tiled floor, part tiled walls, radiator, recessed ceiling down lights and window to the rear.

**FIRST FLOOR - LANDING:**

Doors to all three bedrooms, hatch to loft space and ceiling light point.

**BEDROOM ONE:** 4.24m (13'11") x 3.02m (9'11")

Double room with radiator, ceiling light point and window to the front.



**BEDROOM TWO:** 2.25m (7'5") x 3.52m (11'7")

Double room with airing cupboard housing gas central heating boiler and slatted shelving, radiator, ceiling light point and window to the rear.

**BEDROOM THREE:** 1.91m (6'3") x 7.11m (23'4")

Single room with radiator, ceiling light point and window to the rear.

**OUTSIDE:**

The front and side of the property is gravelled for easy maintenance and provides plenty of off street parking.

The rear is mainly paved with a raised flower and shrub bed.

**STUDIO:** 5.8m (19'0") Max x 6.1m (20'0") Max

A large detached studio at the end of the garden, split in to two rooms, both with electric wall heaters, lighting, doors and windows to the front. Ideal for home office, gym space or art and crafts workshop.

**SERVICES AND OUTGOINGS:**

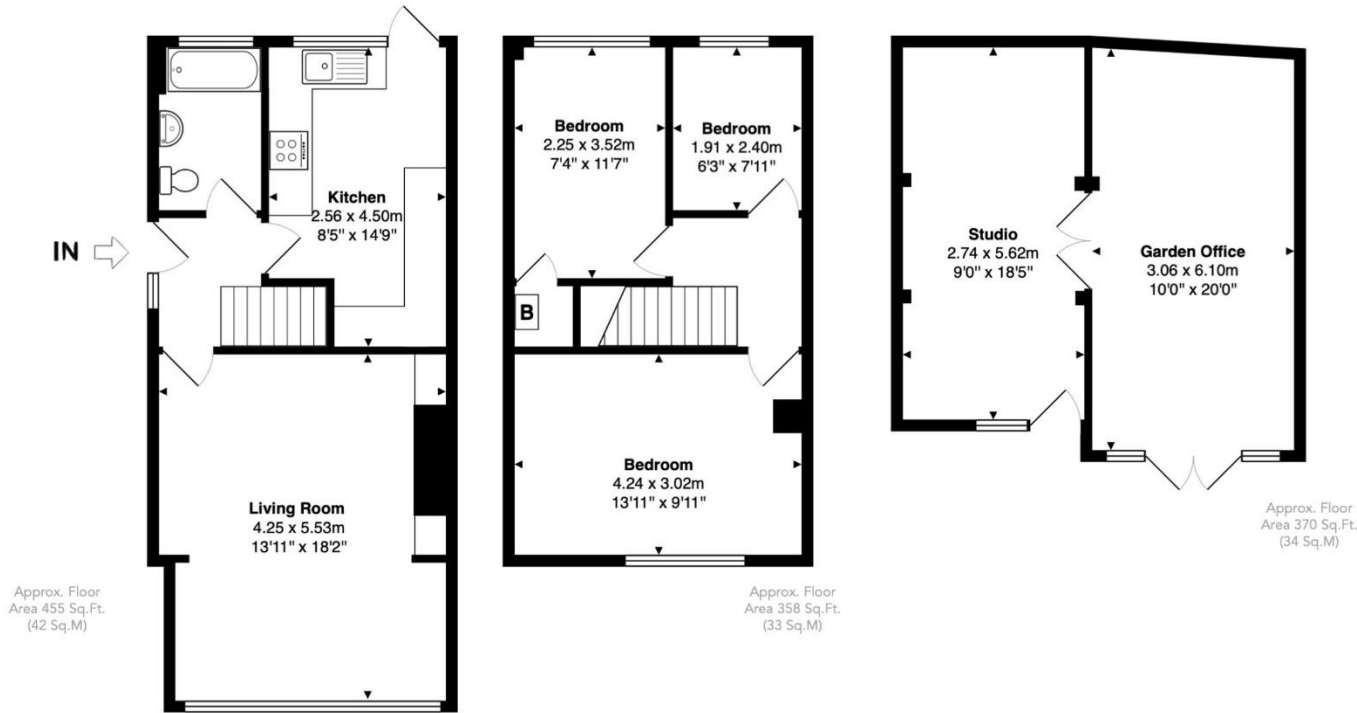
Mains water, drainage, gas and electricity. Gas central heating. South Oxfordshire District Council, tax band C.

**EPC RATING:**

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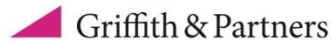
**VIEWING ARRANGEMENT:**

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



The approximate total area for the elements of the property represented on the floorplan is 110 SqM (1184 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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