



7 Crown Lane, Benson,
Oxfordshire, OX10 6LP

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



DESCRIPTION

For sale with no onward chain, a brick & flint end of terrace house recently updated with new kitchen, decoration & flooring throughout, accommodation comprising living room, conservatory, kitchen, cloakroom, 3 bedrooms & bathroom. The property benefits from a rear garden, garage & parking space.

ACCOMMODATION - GROUND FLOOR:

Half panel glazed front door into:

HALLWAY:

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

CLOAKROOM:

Fitted with a matching suite of wall mounted hand wash basin and close coupled WC. ceiling light point, radiator, ceiling light point and window to the side.

KITCHEN: 4.07m (13'4") x 2.48m (8'2")

Fitted with a new range of white gloss fronts wall and base units housing cupboards and drawers, wood block work surfaces and up stands, inset white composite sink/drainers unit with mixer tap, tiled splash backs, built in electric oven with induction hob and extractor fan over, free standing fridge/freezer and washing machine, cupboard housing gas combi boiler, recessed ceiling down lights, radiator and window to the front.

LIVING ROOM: 5.04m (16'6") x 4.57m (15'0")

A good size reception room with brick built fireplace with a tiled hearth, wood surround and coal effect gas fire, sliding doors to the conservatory, window to the rear garden, ceiling light point, wall light points and radiator.

CONSERVATORY: 2.92m (9'7") x 2.47m (8'1")

Glazed on three sides with opening windows and sliding doors to the rear garden, tiled floor.



FIRST FLOOR - LANDING:

A light and airy landing with window to the side, doors to all three bedrooms, bathroom and airing cupboard, hatch to loft space, ceiling light point and radiator.

BEDROOM ONE: 4.56m (15'0") x 4.06m (13'4")

A good size double room with two double wardrobes, ceiling light point, radiator and window to the front.

BEDROOM TWO: 3.28m (10'9") x 2.49m (8'2")

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

BEDROOM THREE: 2.65m (8'8") x 1.93m (6'4")

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

BATHROOM:

Fitted with a matching suite comprising panel sided bath with electric shower over, pedestal hand wash basin and close coupled WC, part tiled walls, ceiling light point, radiator and Velux roof light.

OUTSIDE:

The front of the property is approached through a low brick wall via a metal gate. Paved and planted with mature hedging and shrubs.

The rear garden is paved with mature fruit trees and shrubs, enclosed by brick walls to three sides with a gate for access.

GARAGE AND PARKING:

Single garage with an up and over door to the front. Parking space for one car to the side.

SERVICES AND OUTGOINGS:

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

EPC RATING:

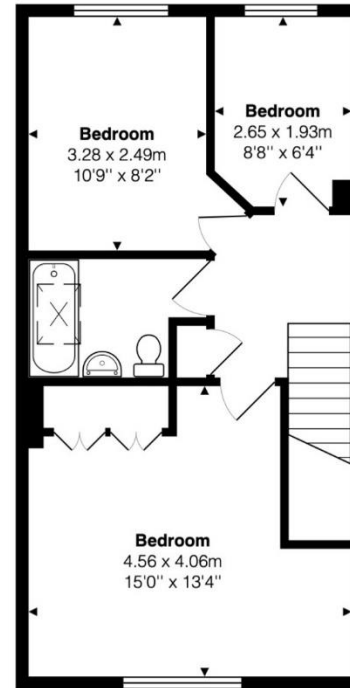
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VIEWING ARRANGEMENT:

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



Approx. Floor Area 530 Sq.Ft. (49 Sq.M)



Approx. Floor Area 449 Sq.Ft. (42 Sq.M)

The approximate total area for the elements of the property represented on the floorplan is 91 SqM (978 Sq.Ft)

Crown Lane, Benson, Wallingford, Oxfordshire, OX10 6LP



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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