

St Helens Avenue | Benson

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



Price £1,995 pcm

This newly redecorated and very spacious 5 double bedroom detached family house is set in a desirable location and boasts two bathrooms plus downstairs cloakroom, four reception rooms, double garage, off street parking and enclosed rear garden.

www.griffithandpartners.co.uk

3 St Helens Avenue, Benson, Oxfordshire, OX10 6RY

ACCOMMODATION: GROUND FLOOR:

ENTRANCE HALL:

Laminate floor with newly fitted carpets on staircase to the first floor with radiator, power points and doors to sitting room, dining room, study, WC and kitchen/diner.

SITTING ROOM/RECEPTION ROOM ONE:

A large & light reception room with french doors to garden and window to the side. Laminate flooring throughout, gas effect fire and surround.

DINING ROOM/RECEPTION ROOM TWO:

Another large reception room with laminate floor throughout, patio doors to garden.

STUDY/RECEPTION ROOM THREE:

Ideal for use as a study, laminate flooring throughout, window to the front.

KITCHEN/DINER:

A large and light double aspect kitchen diner fitted with a range of matching wall and base units and work surface. Kitchen comprises of an inset stainless steel sink, gas hob and extractor, integrated fridge freezer, integrated Zanussi oven and grill, Indesit washing machine and integrated Zanussi dishwasher. Floor tiles throughout kitchen area with laminate flooring in dining area, door to the garden.

WC:

Vinyl flooring, white low level WC and pedestal hand wash basin.

FIRST FLOOR:

LANDING:

Newly fitted grey carpets and doors to five bedrooms and bathroom, smoke alarm and power points.

BEDROOM ONE:

With newly fitted carpet, a large double bedroom with two fitted wardrobes, window to the front, ceiling light and radiator. Door to en-suite bathroom.

EN-SUITE:

Laminate flooring and white wall tiles with mosaic border. White low level WC, vanity unit wash basin, white bath with shower handset and enclosed shower unit.

BEDROOM TWO:

A bright double bedroom with fitted wardrobe, newly fitted carpet with window to the rear.

BEDROOM THREE:

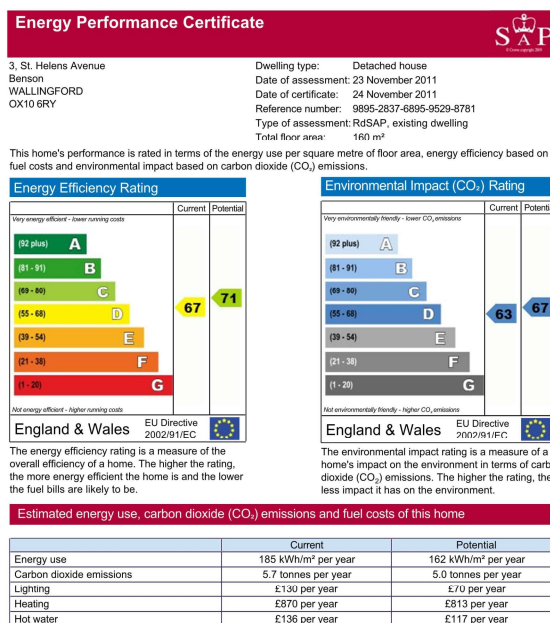
A double bedroom with fitted wardrobe, newly fitted carpet with window to the rear.

BEDROOM FOUR:

A double bedroom with fitted wardrobe, newly fitted carpet with window to the rear.

BEDROOM FIVE:

Another double bedroom with fitted wardrobe, newly fitted carpet with window to the front.



BATHROOM:

Vinyl flooring, white vanity unit wash basin and low level WC, white bath with shower handset and frosted glass window to front

REAR GARDEN:

A pretty garden, mainly laid to lawn with patio area, well stocked beds and borders and blossom trees. Rear & front gate access and personal door to double garage with up and over door and power. Additional parking to the rear.

SERVICES:

Mains water, drainage, electricity and gas.
SODC council tax band G

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.

