



6 Elm Bridge Mead
Benson, Oxfordshire, OX10 6FE



JAMESGESNER
- ESTATE AGENTS -



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OX10 6FE**

OIEO £450,000 FREEHOLD



Situated on this sought after estate and built by Cala homes and built to The Ickhurst design is this nicely presented three bedroom semi with spacious accommodation over three floors. South facing garden and driveway parking for two cars.

The ground floor offers ; entrance hallway, cloakroom, kitchen/breakfast room, l-shaped lounge/dining/family room with French opening onto the rear garden.

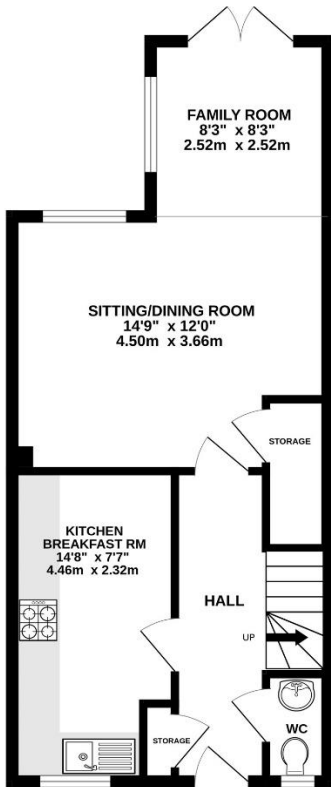
First floor you will find a good sized double with en-suite and fitted wardrobes, a good single and a family bathroom. On the top floor you will find the master bedroom an en-suite, fitted wardrobe and a further storage cupboard. South facing rear gardens with a patio area and the remainder laid to lawn. gated access to the side with driveway parking for two vehicles in tandem. Situated just a short stroll from the village shops and amenities, this property has ample space for all the family.



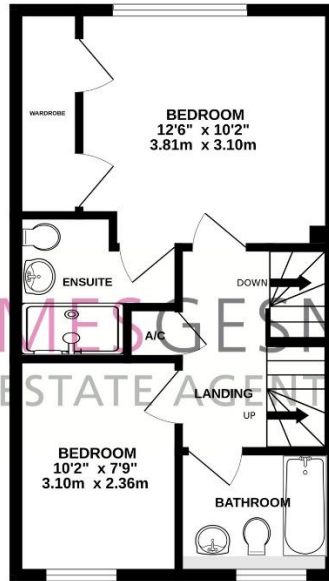
Benson is a thriving community, close to the River Thames, with an excellent range of shops on the High Street including a small supermarket and a local butcher, as well as an excellent primary school, public houses and a parish church. With a local park and pavilion an active tennis club and courts. The village enjoys excellent access to Wallingford, Henley-on-Thames, Reading and Oxford, as well as to the M40 (approximately 15 mins to Junction 5 at Lewknor).



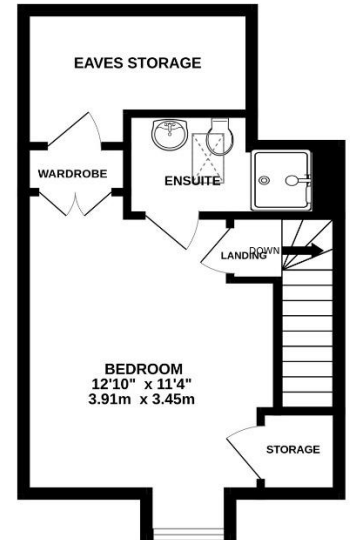
GROUND FLOOR
460 sq.ft. (42.8 sq.m.) approx.



1ST FLOOR
392 sq.ft. (36.4 sq.m.) approx.



2ND FLOOR
315 sq.ft. (29.2 sq.m.) approx.



TOTAL FLOOR AREA: 1167 sq.ft. (108.4 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-100) A		95
(81-91) B	84	
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		
EU Directive 2002/91/EC		

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