



39 Sands Way  
Benson, Oxfordshire, OX10 6NG



JAMESGESNER  
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**39 Sands Way  
Benson  
Oxfordshire  
OX10 6NG**

**GUIDE £500,000 FREEHOLD**





An extended, four reception, three bedroom semi detached property offering flexible living accommodation and situated within this sought after location just 800 metres from the centre of the village.

Accommodation comprises; entrance hallway, cloakroom, lounge, 20' kitchen with central island opening into the 17' dinig room with bi-folding doors tot he rear garden, study, studio, side lobby, three bedrooms and a modern family bathroom.

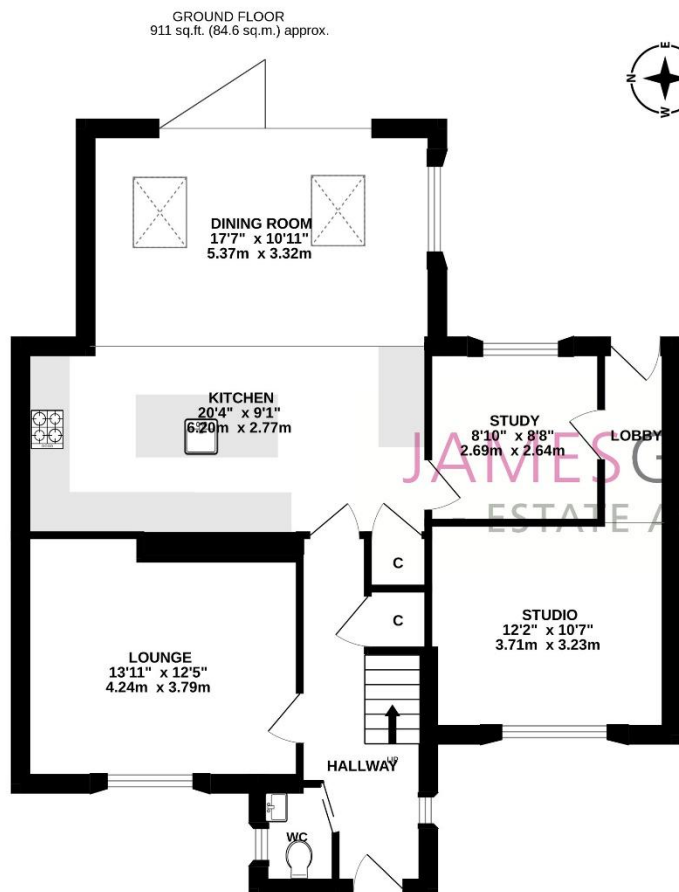
Full gas central heating and uPVC double glazing throughout. Gravel driveway to the front providing parking fro 2-3 cars. The rear garden is laid mainly to lawn with a patio area and garden shed.



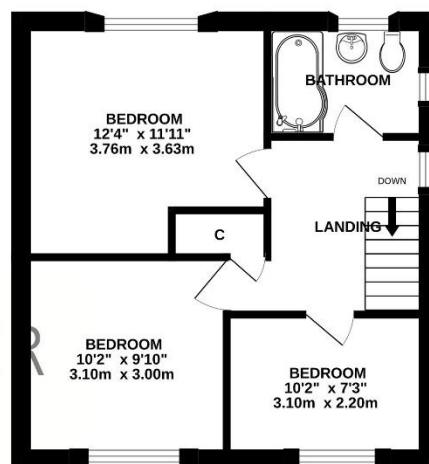
Benson is set in the Chilterns area of outstanding natural beauty and only 3.5 miles from the historic market town of Wallingford. The property is located an equal distance from both Oxford & Reading (circa approx. 15 miles to either town) and also approx. 9 miles to Didcot Parkway offering a mainline to London Paddington and the midlands, with further access to the M40 approx. 8 miles and Henley on Thames approx. 10 miles.







1ST FLOOR  
447 sq.ft. (41.5 sq.m.) approx.



TOTAL FLOOR AREA : 1358 sq.ft. (126.1 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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