

The Cedars, Benson, Wallingford OX10 6LL

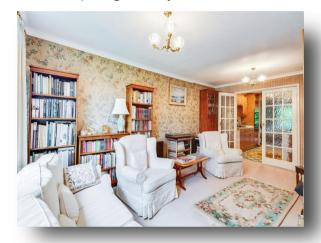


welcome to

The Cedars, Benson Wallingford

Allen and Harris Wallingford Branch has pleasure in marketing this three bedroomed detached bungalow situated on the fringes of the village yet still within walking distance to all local amenities. The light and airy accommodation comprises: entrance porch, 18ft sitting room, and fitted kitchen opening onto the dining room, utility room, three bedrooms and en-suite shower to the main bedroom. Outside to the front is a pretty landscaped garden and driveway with parking. To the rear is a small corner plot garden yet well maintained fully stocked garden and access to the garage.















This floorplan is for illustrative purposes only and is not drawn to scale. Measurements, floor-areas, openings and orientations are approximate. They should not be relied upon for any purpose and do not form any part of an agreement. No liability is taken for any error or mis-statement. All parties must rely on their own inspections.

Entrance Porch

Sitting Room

17' 9" x 11' (5.41m x 3.35m)

Kitchen

9' 6" x 8' 8" (2.90m x 2.64m)

Dining Room

12' x 10' (3.66m x 3.05m)

Utility

11' 3" x 6' 9" (3.43m x 2.06m)

Inner Lobby

Bedroom 1

14' x 9' 7" (4.27m x 2.92m)

En-Suite Shower Room

Bedroom 2

11' \times 10' 2" extending to 14' (3.35m \times 3.10m extending to 4.27m)

Bedroom 3

8' x 7' 10" (2.44m x 2.39m)

Bathroom

Garage

Front and Rear Gardens

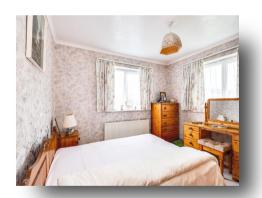
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The Cedars, Benson Wallingford

- Detached Bungalow
- Three Bedrooms
- 17'9 ft Sitting Room
- Dining Room
- Garage and Parking

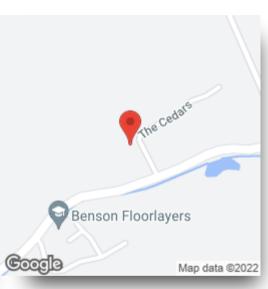
Tenure: Freehold EPC Rating: Awaited

£450,000









Please note the marker reflects the postcode not the actual property

view this property online allenandharris.co.uk/Property/WLF103997



Property Ref: WLF103997 - 0002 1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.

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