

WE VALUE



YOUR HOME

A photograph of a modern two-story house. The main structure is made of light-colored stone or brick, with red brick accents on the side walls and a chimney. It features a grey composite door with a glass panel and a small porch. To the left, there is a single garage with a grey door, also accented with red brick. The house is set against a clear blue sky. In the foreground, there is a small garden with some red and green plants. In the background, other houses and a brick wall are visible.

Gerard Avenue, Benson
£535,000

4 2 2 B

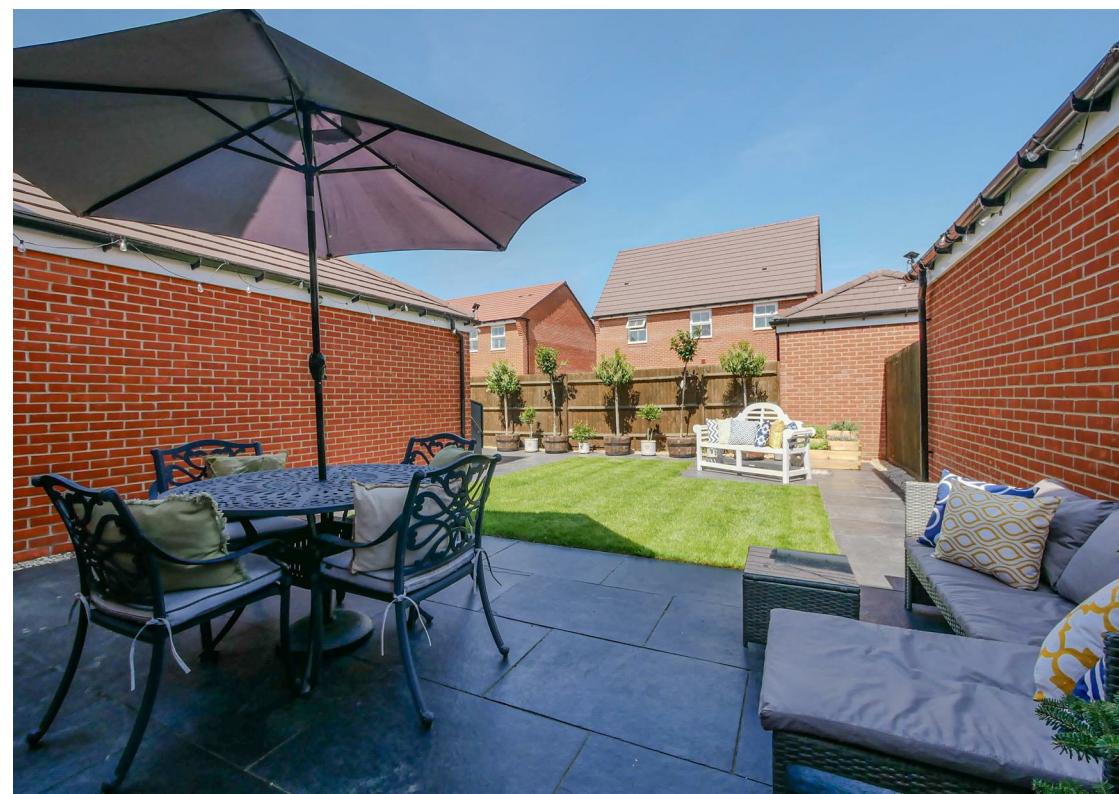
Situated in the sought-after village of Benson, this well-presented four-bedroom detached family home by David Wilson offers a range of practical features ideal for modern living.

The ground floor includes a welcoming lounge and a spacious kitchen/diner complete with integrated appliances, a useful utility cupboard, and double doors leading out to the enclosed and well-maintained rear garden—ideal for entertaining or relaxing. A convenient cloakroom completes the ground floor.

Upstairs, there are four bedrooms, with the flexibility to use one as a study—perfect for those working from home. The main bedroom benefits from fitted wardrobes and an en-suite shower room, while a modern family bathroom serves the remaining bedrooms.

Outside, the property features a garage, off-street parking for two vehicles, and even an external dog shower.

What The Owner Says:
"We love the balance of quiet countryside living with the ease of a reliable, straightforward commute into London – Benson really is the best of both worlds."





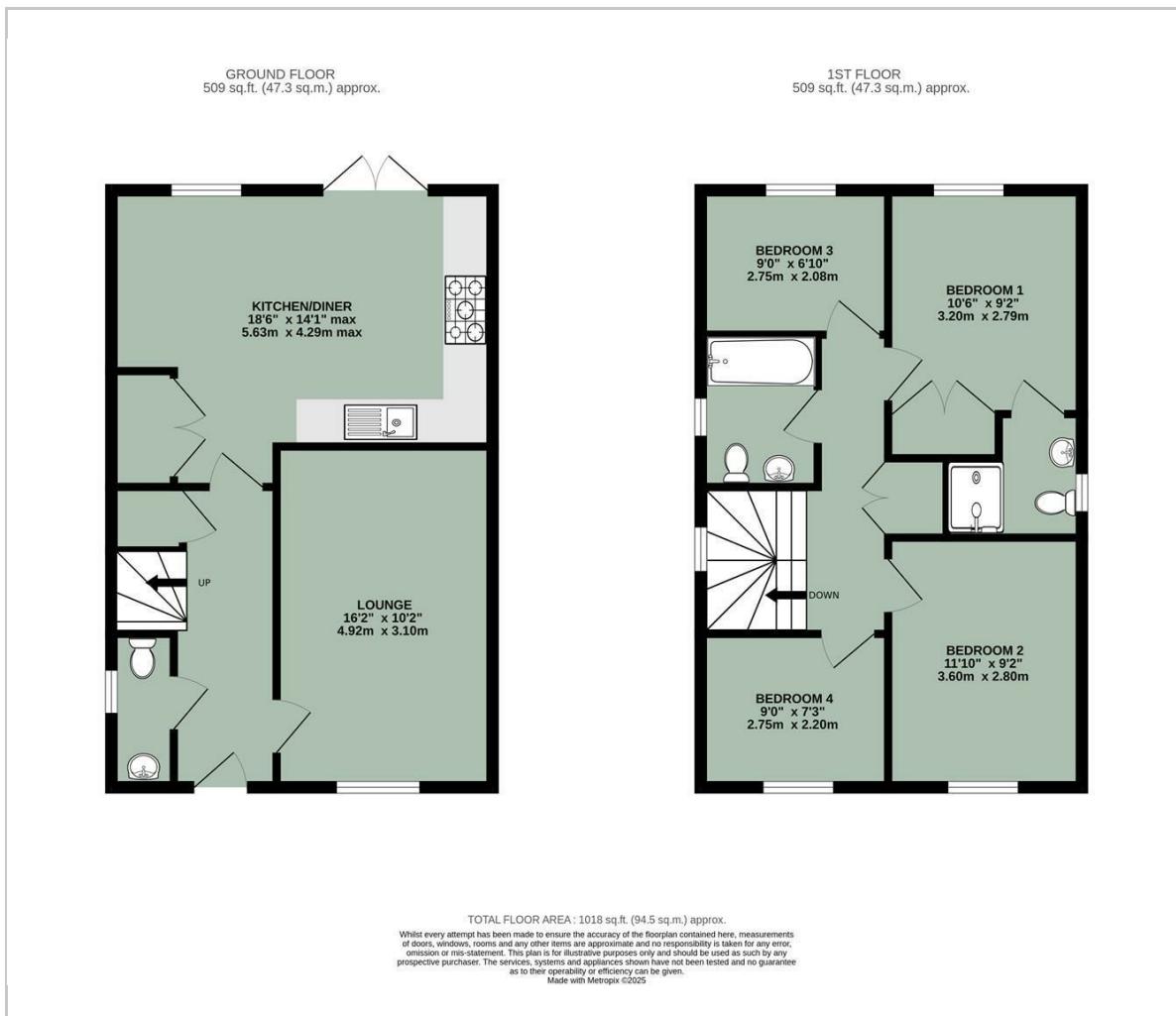
- DETACHED FOUR BEDROOM FAMILY HOME
- WELL-PRESENTED THROUGHOUT
- SPACIOUS KITCHEN/DINER WITH INTEGRATED APPLIANCES & UTILITY CUPBOARD
- ENCLOSED REAR GARDEN
- EN-SUITE & FAMILY BATHROOM
- DOWNSTAIRS CLOAKROOM
- GARAGE & OFF-STREET PARKING FOR TWO VEHICLES



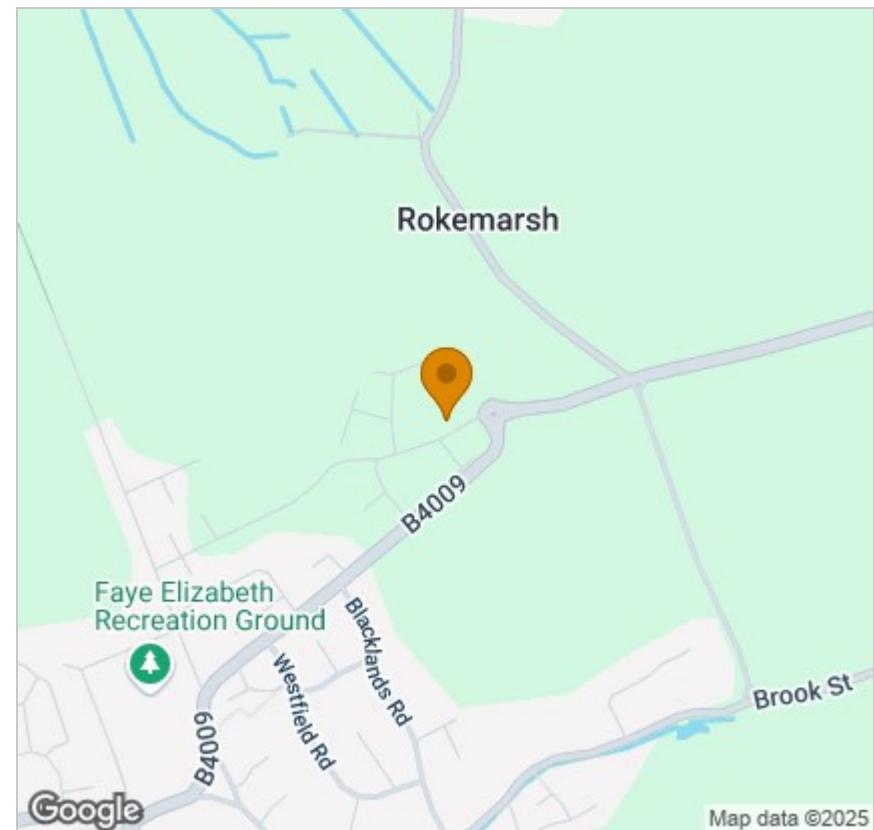
Energy Efficiency Rating		Current	Potential		Environmental Impact (CO ₂) Rating	
Very energy efficient - lower running costs					Very environmentally friendly - lower CO ₂ emissions	
(92 plus)	A				(92 plus)	A
(81-91)	B				(81-91)	B
(69-80)	C				(69-80)	C
(55-68)	D				(55-68)	D
(39-54)	E				(39-54)	E
(21-38)	F				(21-38)	F
(1-20)	G				(1-20)	G
Not energy efficient - higher running costs					Not environmentally friendly - higher CO ₂ emissions	
England & Wales		94	84		EU Directive 2002/91/EC	

Energy Efficiency Graph

Floor Plan



Area Map



Viewing

Please contact our In House Sales & Lettings Office on 01491 839999 opt.1
if you wish to arrange a viewing appointment for this property or require further information.

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.

28 St Martins Street, Wallingford, Oxfordshire, OX10 0AL
Tel: 01491 839999 opt.1 Email: sales@inhouseestateagents.co.uk www.inhouseestateagents.co.uk