

WE VALUE



YOUR HOME



Bonners Mead, Benson
Offers Over £375,000



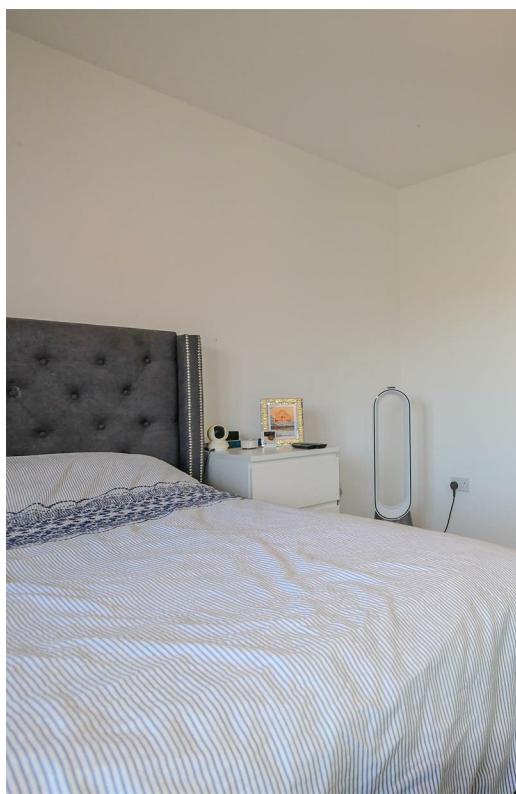
Situated on the popular Benson's Cala development, this beautifully presented two-bedroom semi-detached home offers stylish, modern living within walking distance of local shops, pubs, and amenities.

The ground floor features a sleek kitchen complete with integrated appliances, while the spacious lounge benefits from French doors that open onto the enclosed rear garden—ideal for relaxing or entertaining.

Upstairs, there are two well-proportioned double bedrooms. Bedroom one includes fitted wardrobes and a contemporary en-suite, while bedroom two is served by a modern family bathroom.

Outside, the property enjoys an enclosed rear garden and off-street parking for two vehicles.

What the owner says...
"Tucked-away location but right at the front of the development, great village community, and close to the school."





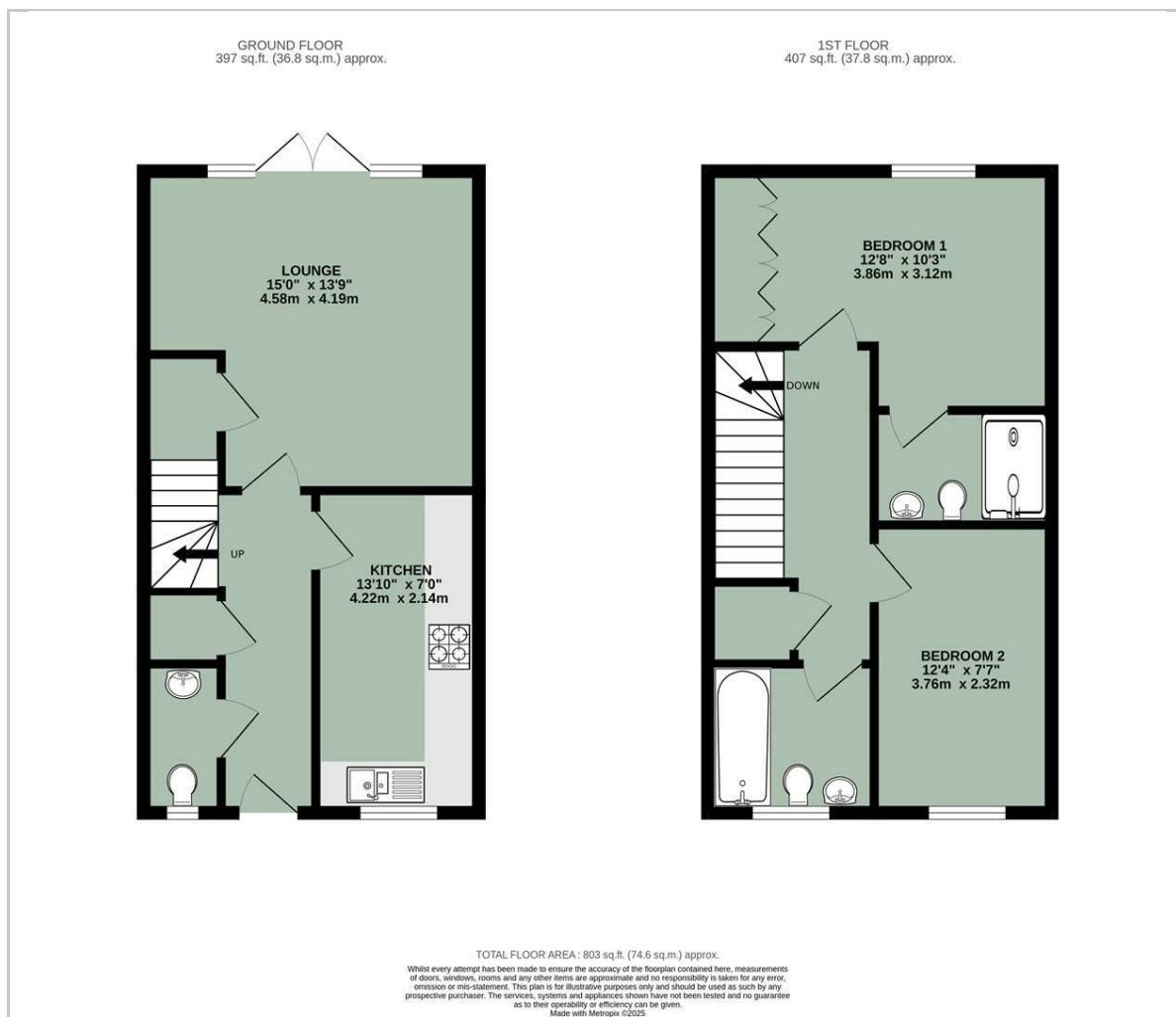
- BEAUTIFULLY PRESENTED THROUGHOUT
- GENEROUSLY SIZED LOUNGE WITH FRENCH DOORS TO REAR GARDEN
- ENCLOSED REAR GARDEN
- TWO DOUBLE BEDROOMS
- EN-SUITE & FAMILY BATHROOM
- OFF-STREET PARKING FOR TWO VEHICLES
- DOWNSTAIRS CLOAKROOM
- WALKING DISTANCE TO PUBS, SHOPS & AMENITIES

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		96
(81-91)	B		
(69-80)	C	83	
(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	

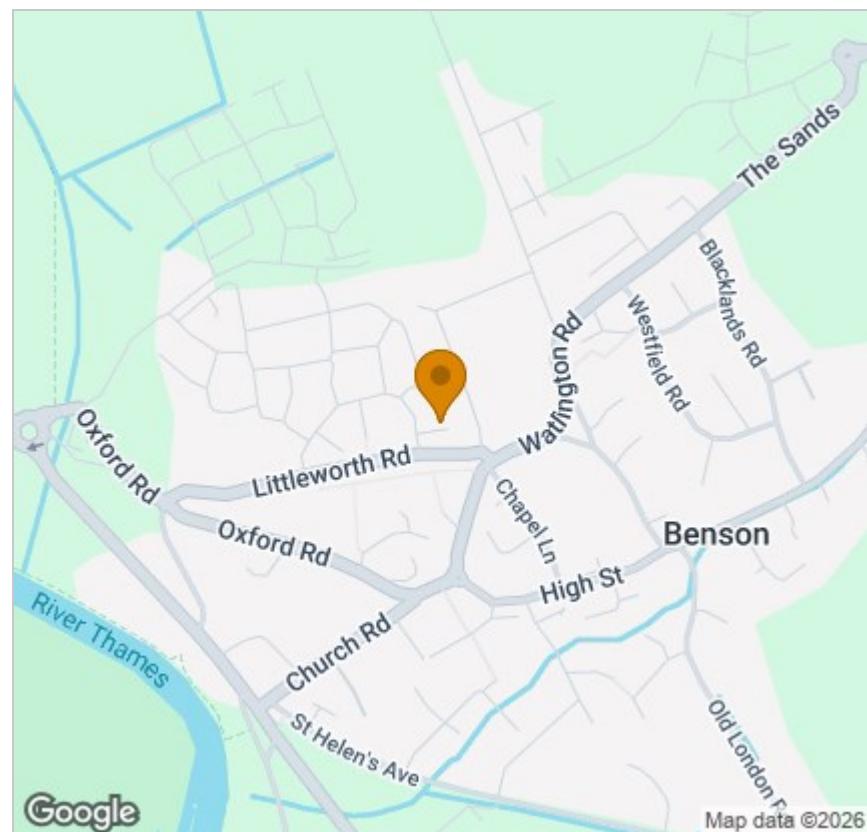
Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92 plus)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not environmentally friendly - higher CO ₂ emissions			
England & Wales		EU Directive 2002/91/EC	

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