

WE VALUE



YOUR HOME



Sunnyside, Benson  
£500,000



This three-bedroom semi-detached home offers excellent potential for extension (subject to planning permission) and features a generously sized rear garden with a variety of mature trees, bushes, and shrubs. To the front, the property enjoys views over the village green, adding to its charm. The gated gravelled driveway provides off-street parking for up to four vehicles and leads to a garage equipped with power and lighting. The ground floor comprises a welcoming lounge with a gas fireplace, an additional family/reception room, a kitchen/breakfast room fitted with integrated Neff cooking appliances, and a spacious conservatory with a bathroom conveniently positioned to the side. Upstairs, there are three bedrooms, complemented by a shower room. The property is conveniently located within easy reach of shops and amenities, making it a practical choice for families or anyone seeking a well-connected home with plenty of outdoor space.





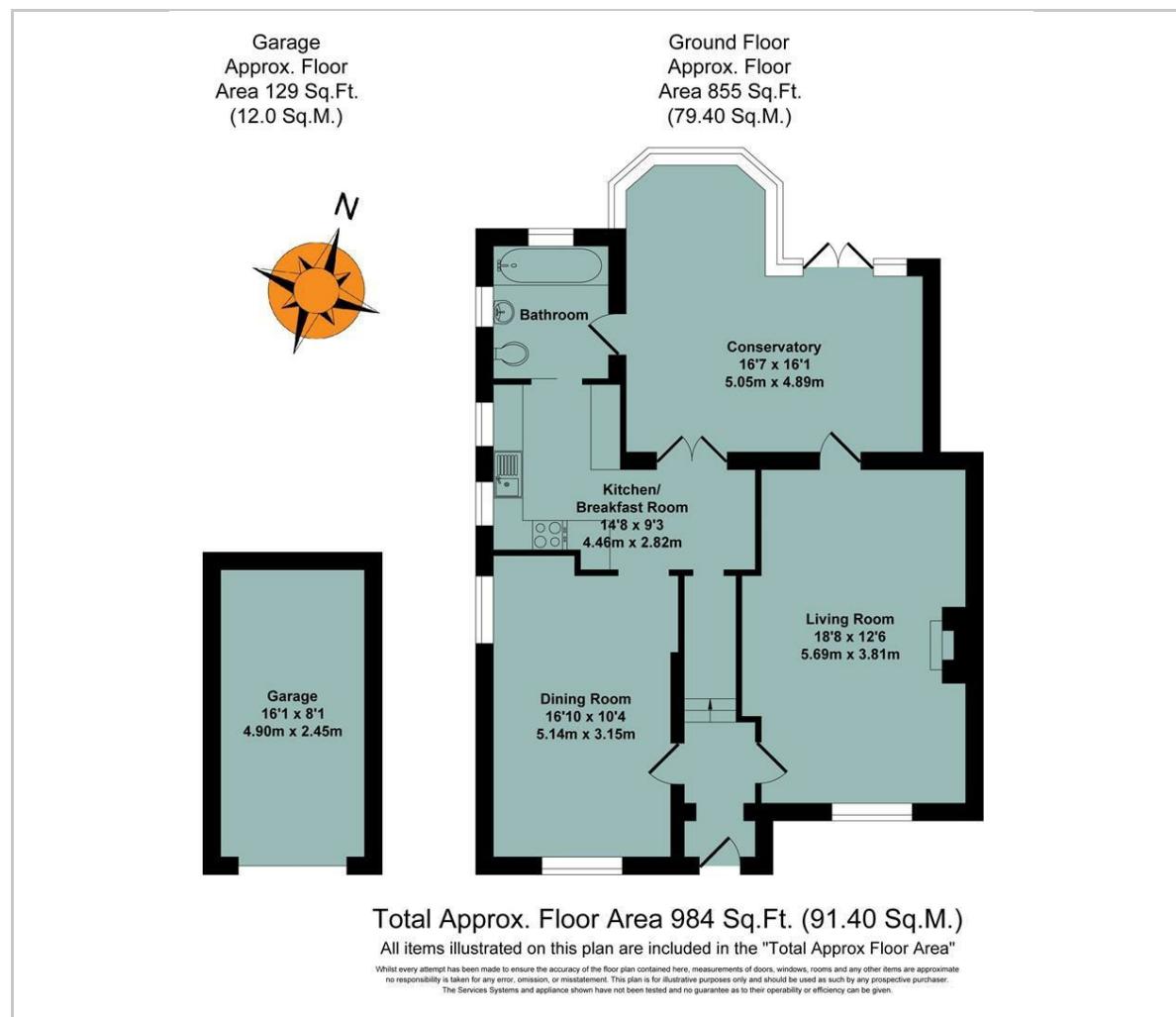
- THREE BEDROOM SEMI-DETACHED PROPERTY
- GENEROUSLY SIZED REAR GARDEN
- THREE RECEPTION ROOMS
- SCOPE FOR EXTENDING (subject to planning permission)
- CONSERVATORY
- GATED DRIVEWAY PROVIDING OFF-STREET PARKING FOR FOUR VEHICLES
- GARAGE EQUIPPED WITH POWER & LIGHTING
- CLOSE PROXIMITY TO SHOPS & AMENITIES

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

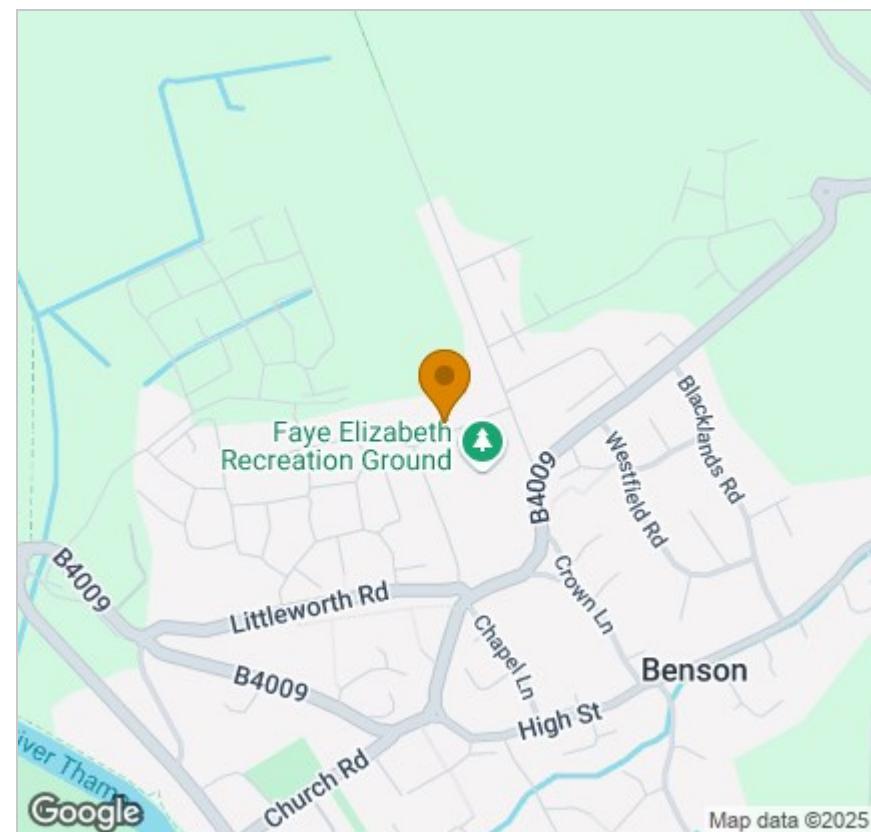
Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions			
(92 plus)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not environmentally friendly - higher CO <sub>2</sub> emissions			
EU Directive 2002/91/EC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

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.

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