

WE VALUE



YOUR HOME



Littleworth Road, Benson  
£500,000





This well-presented three-bedroom semi-detached home offers a bright and comfortable living space. The ground floor offers a welcoming and cosy lounge featuring a log burner and dual-aspect windows. Generously sized kitchen/dining room provides an ideal space for family life and entertaining, complemented by a practical boot room and a convenient downstairs bathroom.

Upstairs, the property boasts three well-proportioned bedrooms, with the main bedroom enjoying dual-aspect windows and a feature fireplace. This floor is completed by a modern shower room.

Outside, the home benefits from a south-facing detached garden, ideal for enjoying the sun, along with a solar-powered outbuilding offering flexible use as a workspace, studio, or storage. Further advantages include off-street parking for one vehicle.

Ideally located within walking distance of Bensons shop and local amenities, this attractive home combines character, modern improvements, and a convenient village setting.

#### What the Owner Says...

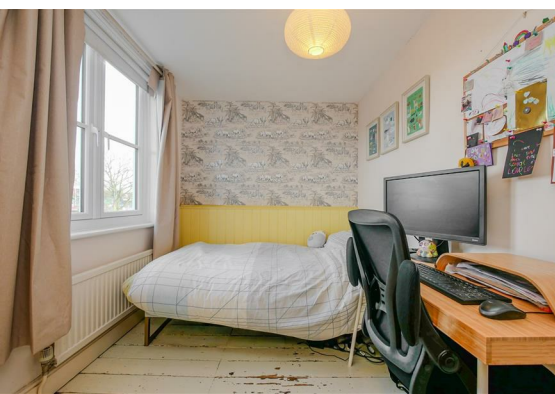
"We've loved the central location and the friendly community. It's especially beautiful in the summer, and having a good local school nearby has been a real bonus."







- THREE BEDROOM SEMI-DETACHED HOME
- LANDSCAPED SOUTH-FACING GARDEN
- COSY LOUNGE WITH LOG BURNER
- KITCHEN/DINING ROOM & BOOT/UTILITY ROOM
- SOLAR POWERED STUDIO/OFFICE/GARDEN ROOM
- OFF-STREET PARKING FOR ONE VEHICLE
- SEPARATE SHOWER & BATHROOMS



| Energy Efficiency Rating                                                                                                                                                                                                                                                                                                          |         | Environmental Impact (CO <sub>2</sub> ) Rating                                                                                                                                                                                                                                                                                    |         |
|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|---------|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|---------|
| Very energy efficient - lower running costs                                                                                                                                                                                                                                                                                       | Current | Very environmentally friendly - lower CO <sub>2</sub> emissions                                                                                                                                                                                                                                                                   | Current |
| <div> <div></div> <div>92 plus) A</div> </div> <div> <div></div> <div>(91-91) B</div> </div> <div> <div></div> <div>(89-90) C</div> </div> <div> <div></div> <div>(85-88) D</div> </div> <div> <div></div> <div>(79-84) E</div> </div> <div> <div></div> <div>(21-38) F</div> </div> <div> <div></div> <div>(1-20) G</div> </div> | 66      | <div> <div></div> <div>92 plus) A</div> </div> <div> <div></div> <div>(91-91) B</div> </div> <div> <div></div> <div>(89-90) C</div> </div> <div> <div></div> <div>(85-88) D</div> </div> <div> <div></div> <div>(79-84) E</div> </div> <div> <div></div> <div>(21-38) F</div> </div> <div> <div></div> <div>(1-20) G</div> </div> | 79      |
| Not energy efficient - higher running costs                                                                                                                                                                                                                                                                                       |         | Not environmentally friendly - higher CO <sub>2</sub> emissions                                                                                                                                                                                                                                                                   |         |
| England & Wales                                                                                                                                                                                                                                                                                                                   |         | England & Wales                                                                                                                                                                                                                                                                                                                   |         |
| EU Directive 2002/91/EC                                                                                                                                                                                                                                                                                                           |         | EU Directive 2002/91/EC                                                                                                                                                                                                                                                                                                           |         |

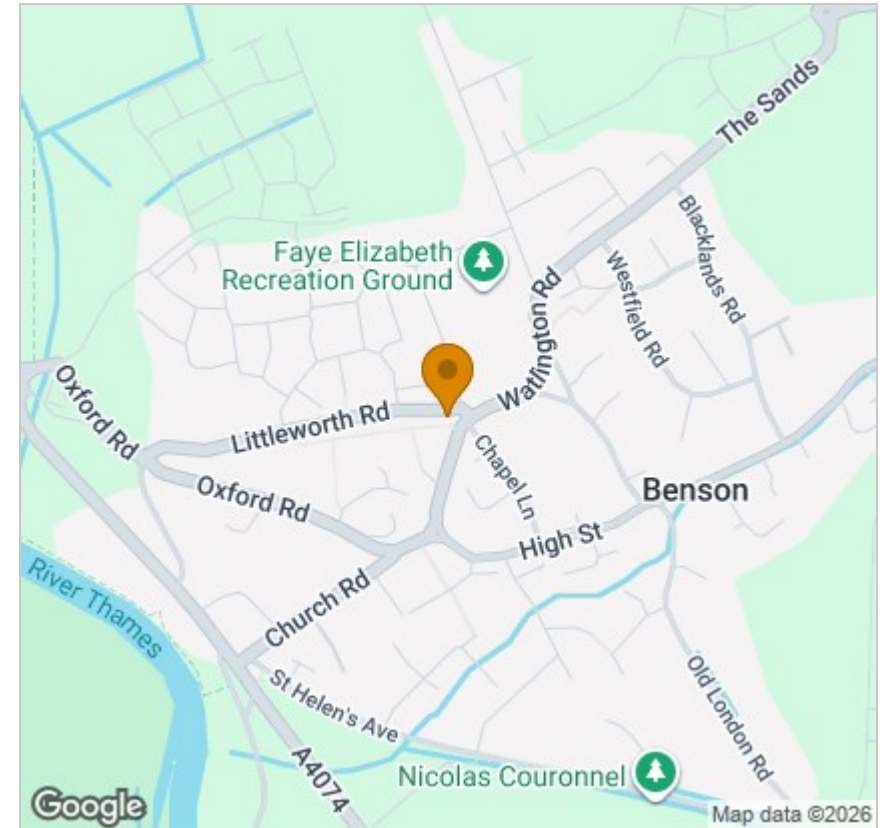
Energy Efficiency Graph



## 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 firm's 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](mailto:sales@inhouseestateagents.co.uk) [www.inhouseestateagents.co.uk](http://www.inhouseestateagents.co.uk)