

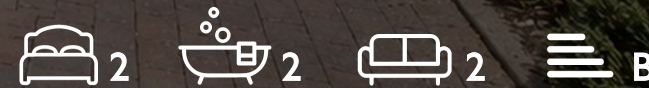
WE VALUE



YOUR HOME



Walnut Acre, Benson
£425,000



Beautifully positioned at the end of a cul-de-sac, this well-presented two-bedroom semi-detached home combines practical living with a private setting. Benefiting from off-street parking for two vehicles and an enclosed rear garden planted with a variety of mature trees and shrubs, the property offers an ideal space for both relaxing and entertaining.

The ground floor comprises an entrance hall with a cloakroom, a spacious lounge overlooking the rear garden, and a stylish open-plan kitchen/dining room fitted with a range of integrated appliances. A useful storage cupboard provides space and plumbing for both a washing machine and tumble dryer, helping to maximise the living space.

Upstairs, there are two well-proportioned double bedrooms, with the principal bedroom benefiting from an en-suite shower room. A contemporary family bathroom serves the remaining bedroom, completing the accommodation.





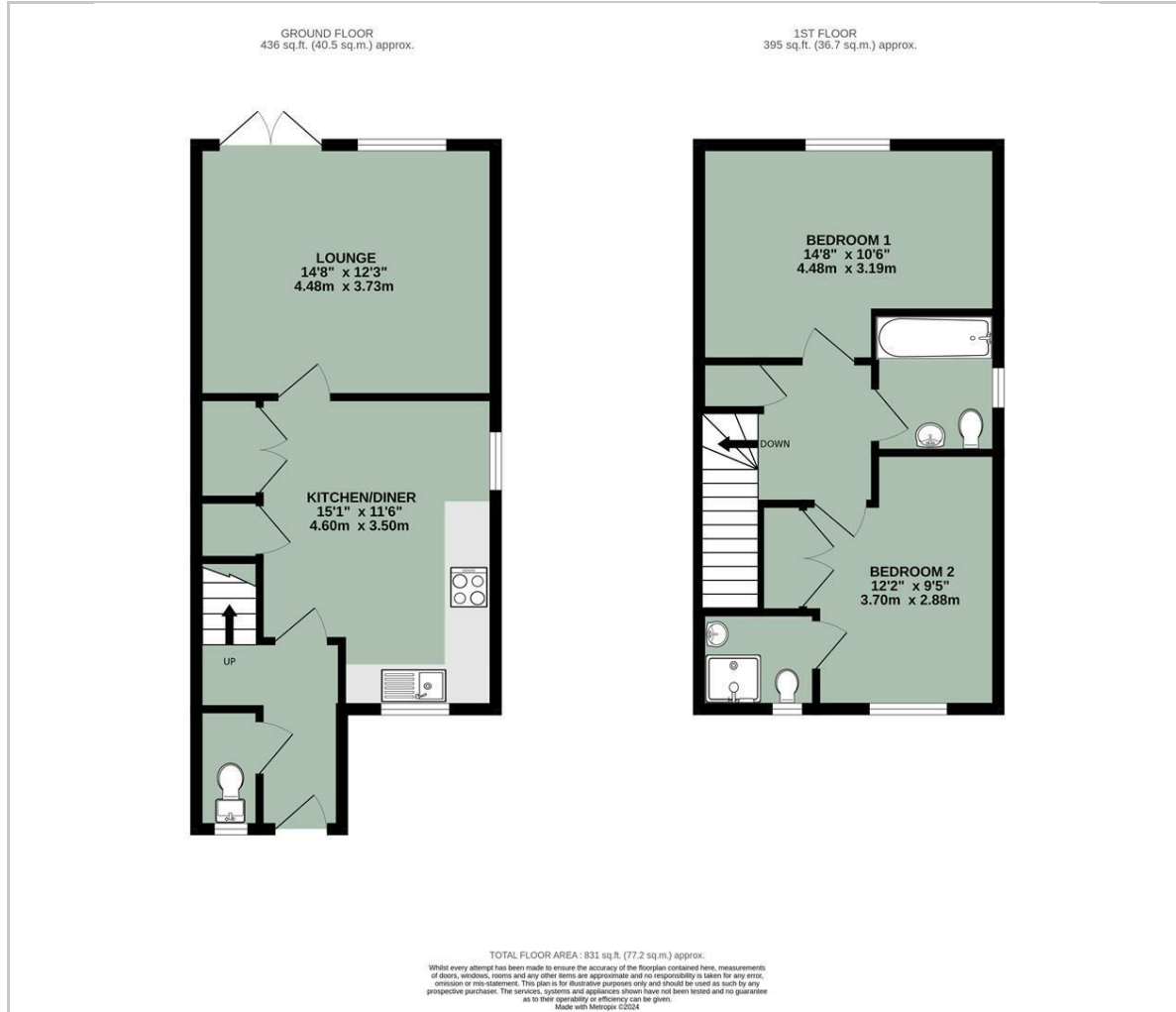
- BEAUTIFULLY PRESENTED THROUGHOUT
- LOCATED AT THE END OF CUL-DE-SAC
- TWO DOUBLE BEDROOMS
- OPEN PLAN KITCHEN/DINER WITH INTEGRATED APPLIANCES
- EN-SUITE & FAMILY BATHROOM
- TRANQUIL REAR GARDEN
- OFF-STREET PARKING FOR TWO VEHICLES
- DOWNSTAIRS CLOAKROOM



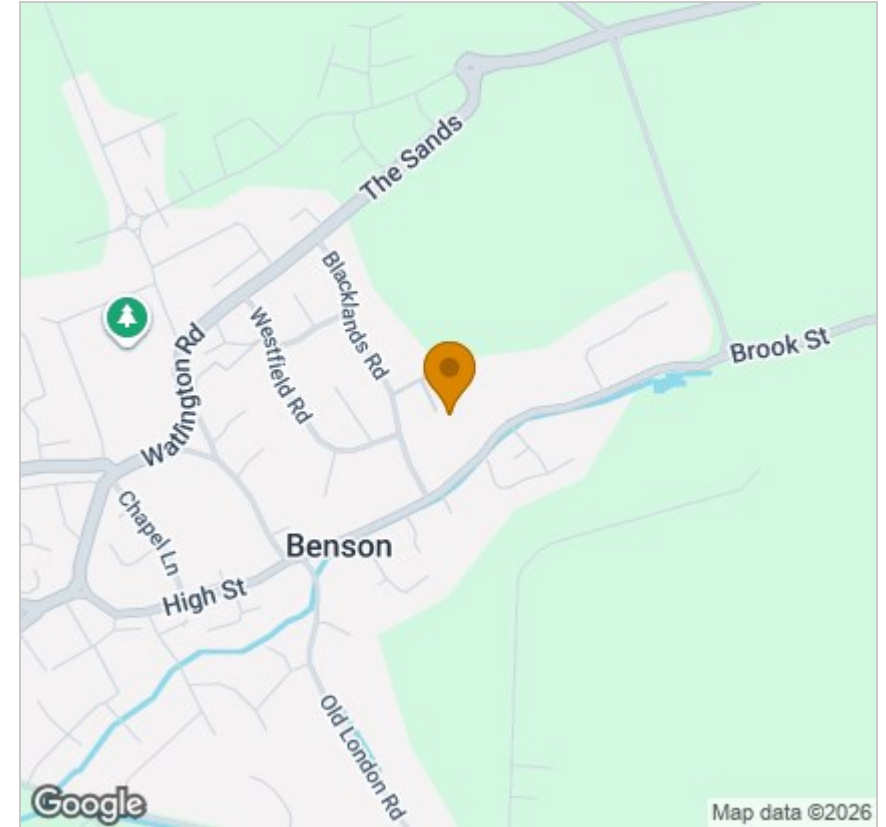
Energy Efficiency Rating		Environmental Impact (CO ₂) Rating			
Very energy efficient - lower running costs	Current	Potential	Very environmentally friendly - lower CO ₂ emissions	Current	Potential
92-98% A		95	92 plus A		
81-91% B		83	(81-91) B		
69-80% C			(69-80) C		
55-68% D			(55-68) D		
39-54% E			(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	EU Directive 2002/91/EC		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.

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