

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."





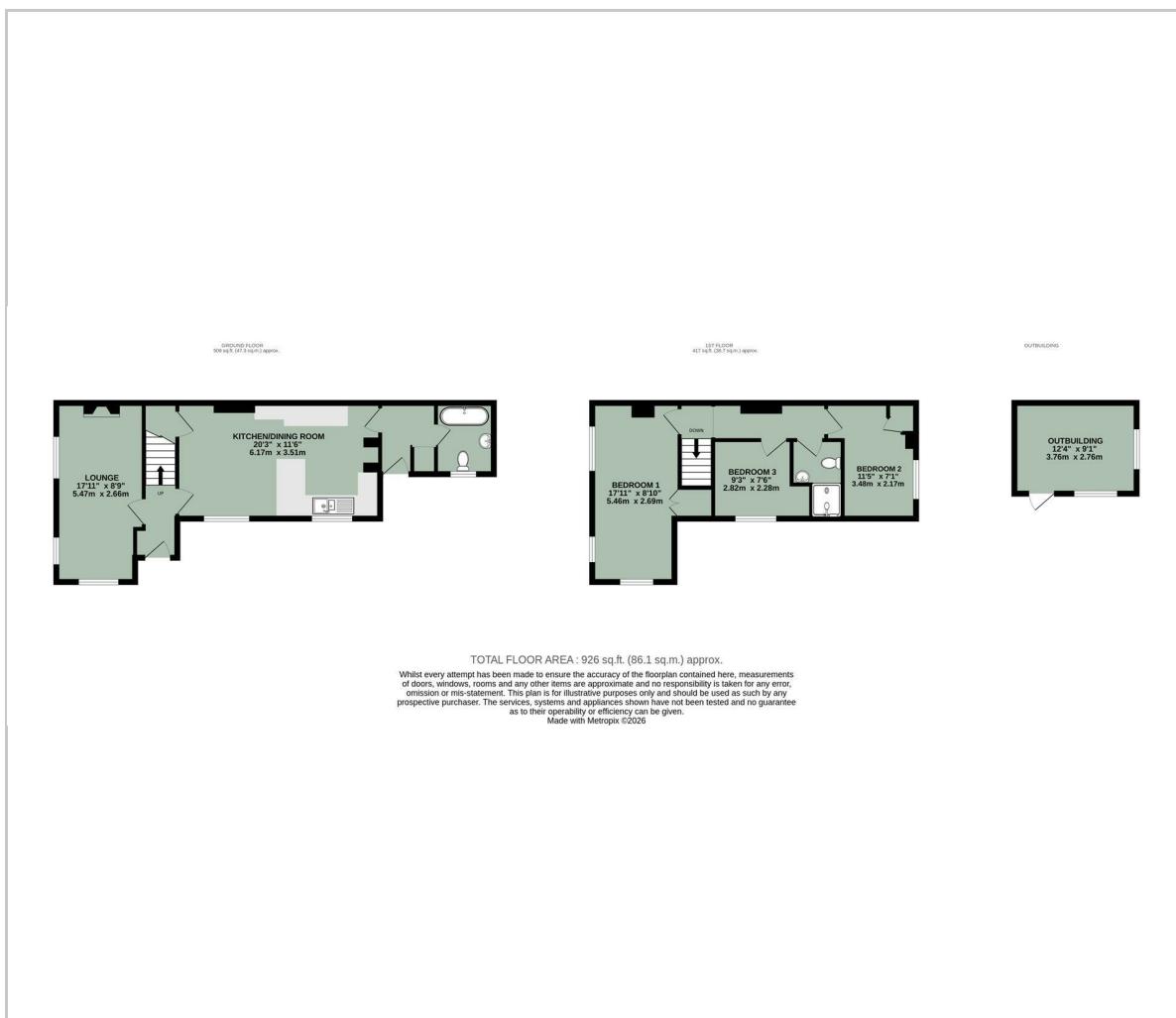
- THREE BEDROOM SEMI-DETACHED HOME
- LANDSCAPED SOUTH-FACING GARDEN
- COSY LOUNGE WITH LOG BURNER
- KITCHEN/DINING ROOM & BOOT/UTILITY ROOM
- SOLAR POWERED STUDIO/OFFICE/GARDEN ROOM
- OFF-STREET PARKING FOR ONE VEHICLE
- SEPARATE SHOWER & BATHROOMS

Energy Efficiency Rating		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			
England & Wales		EU Directive 2002/91/EC	

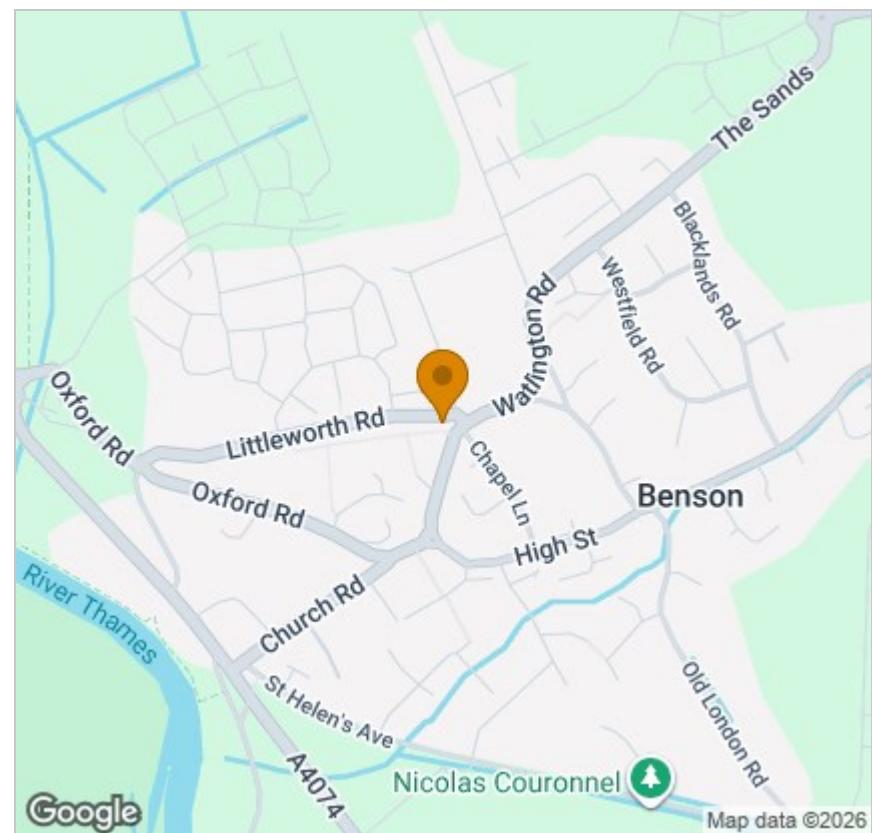
Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions			
(92 plus)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not environmentally friendly - higher CO <sub>2</sub> emissions			
England & Wales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