

WE VALUE



YOUR HOME



Blacklands Road, Benson
£350,000



Situated just a short stroll from Benson's village shops and amenities, this three-bedroom semi-detached home offers both convenience and comfort.

The ground floor comprises a kitchen/breakfast room, a lounge, and a family bathroom. Upstairs, there are three well-proportioned bedrooms, with the principal bedroom featuring a wall of mirrored wardrobes, providing excellent storage.

Externally, the property enjoys a generously sized garden, mainly laid to lawn with a natural hedge creating a separation to the vegetable patch, ideal for those who enjoy gardening. To the front, the driveway provides off-street parking for up to three vehicles.

What the Owner Says...

"Perfect position in the village for lots of amenities and a village community – GP practice, dentist, pubs, shops, library, and school. There's also a great range of local clubs and activities for all ages."





- SEMI-DETACHED HOME
- ENCLOSED REAR GARDEN
- THREE WELL-PROPORTIONED BEDROOMS
- KITCHEN/BREAKFAST ROOM
- WALKING DISTANCE TO VILLAGE SHOPS & AMENITIES
- OFF-STREET PARKING FOR THREE VEHICLES
- FAMILY BATHROOM

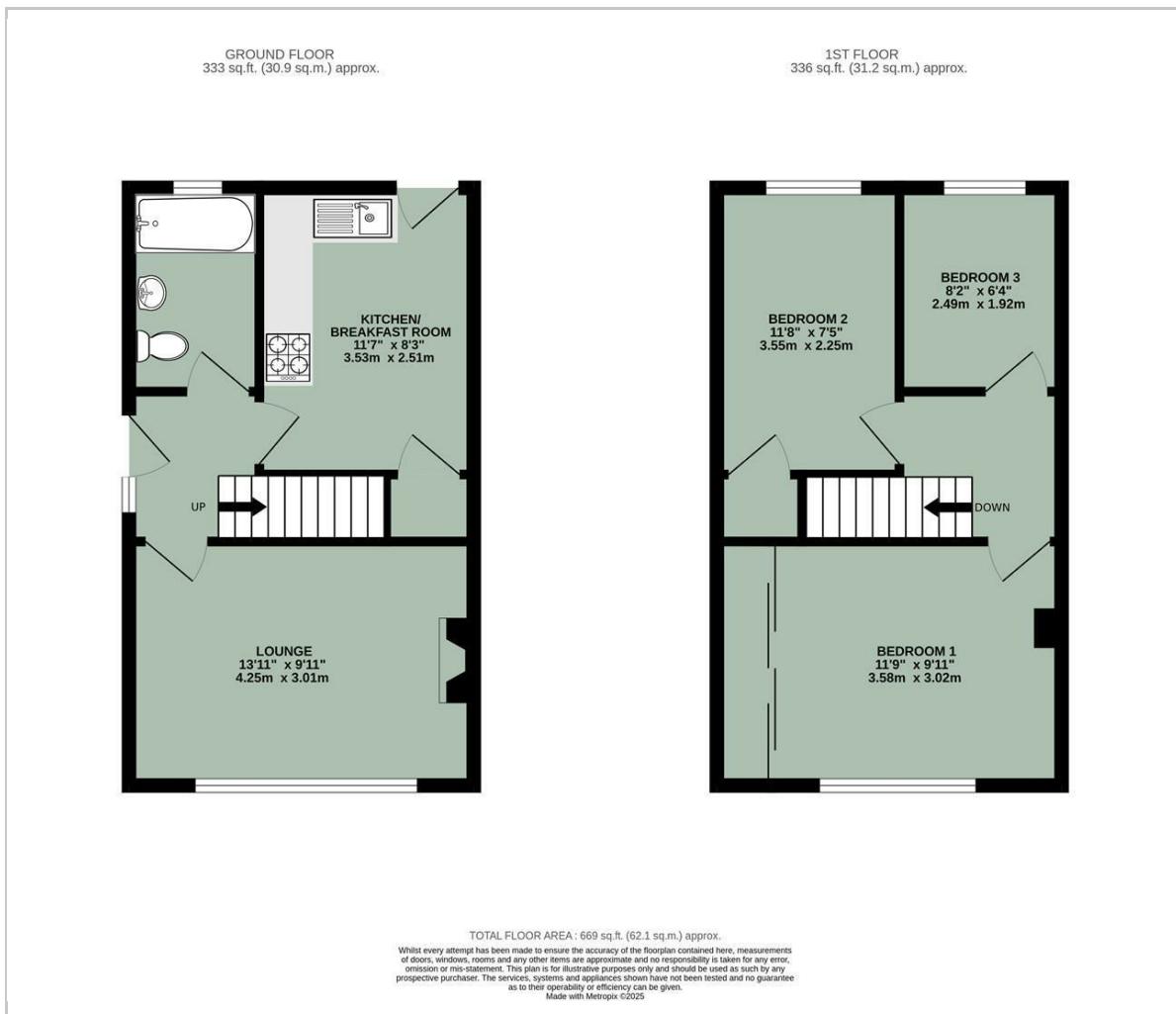


Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
EU Directive 2002/91/EC			
England & Wales			

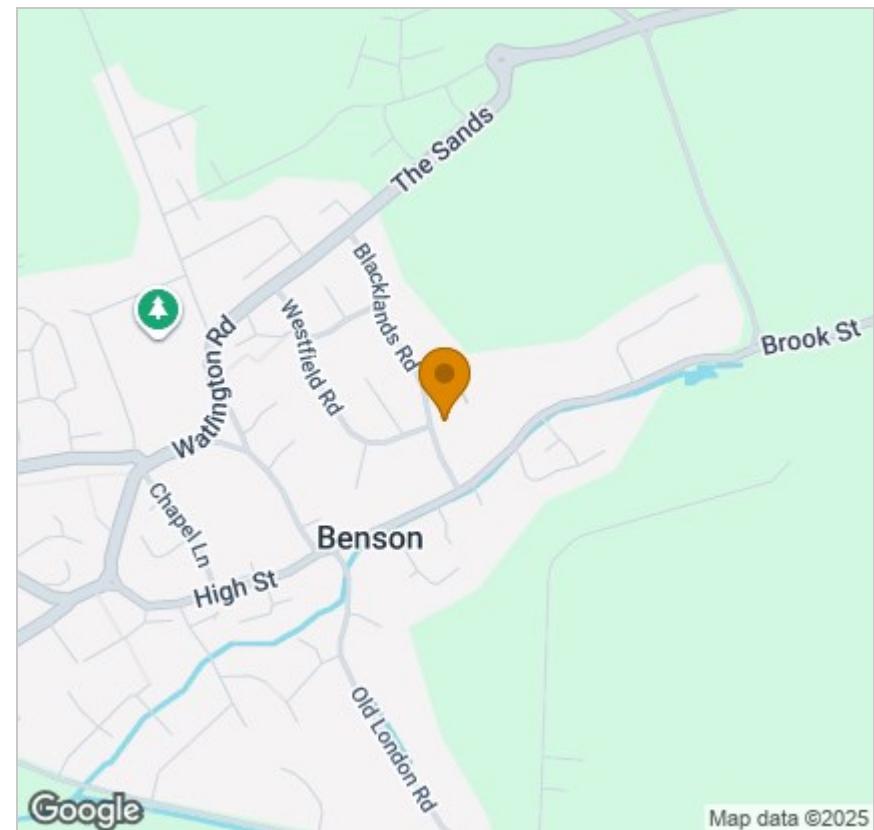
Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92 plus)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not environmentally friendly - higher CO ₂ emissions			
EU Directive 2002/91/EC			
England & Wales			

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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