

WE VALUE



YOUR HOME



Gerard Avenue, Benson  
£530,000



Plot 169 - Offered with no onward chain and a range of attractive incentives available, this beautifully presented three-bedroom detached family home, finished to an exceptional standard throughout.

The ground floor offers well-designed and versatile living accommodation, featuring a stylish kitchen/dining room complete with integrated appliances, a practical utility room, a spacious dual-aspect lounge filled with natural light, and a convenient cloakroom.

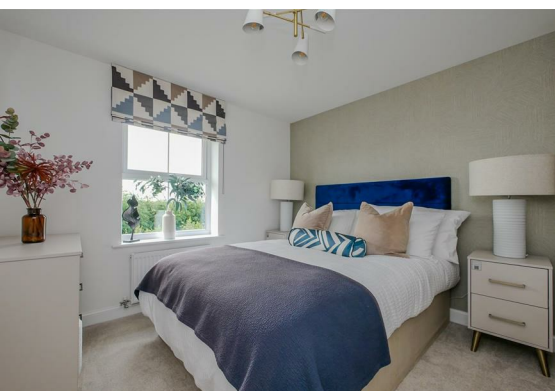
Upstairs, the property boasts three well-proportioned bedrooms, including two generous double bedrooms with fitted wardrobes. The principal bedroom benefits from its own en-suite shower room, while a contemporary family bathroom serves the remaining bedrooms.

Externally, the home enjoys a south-west facing rear garden, perfect for outdoor entertaining and making the most of the afternoon and evening sun. A garage and off-street parking for two vehicles complete this impressive home.





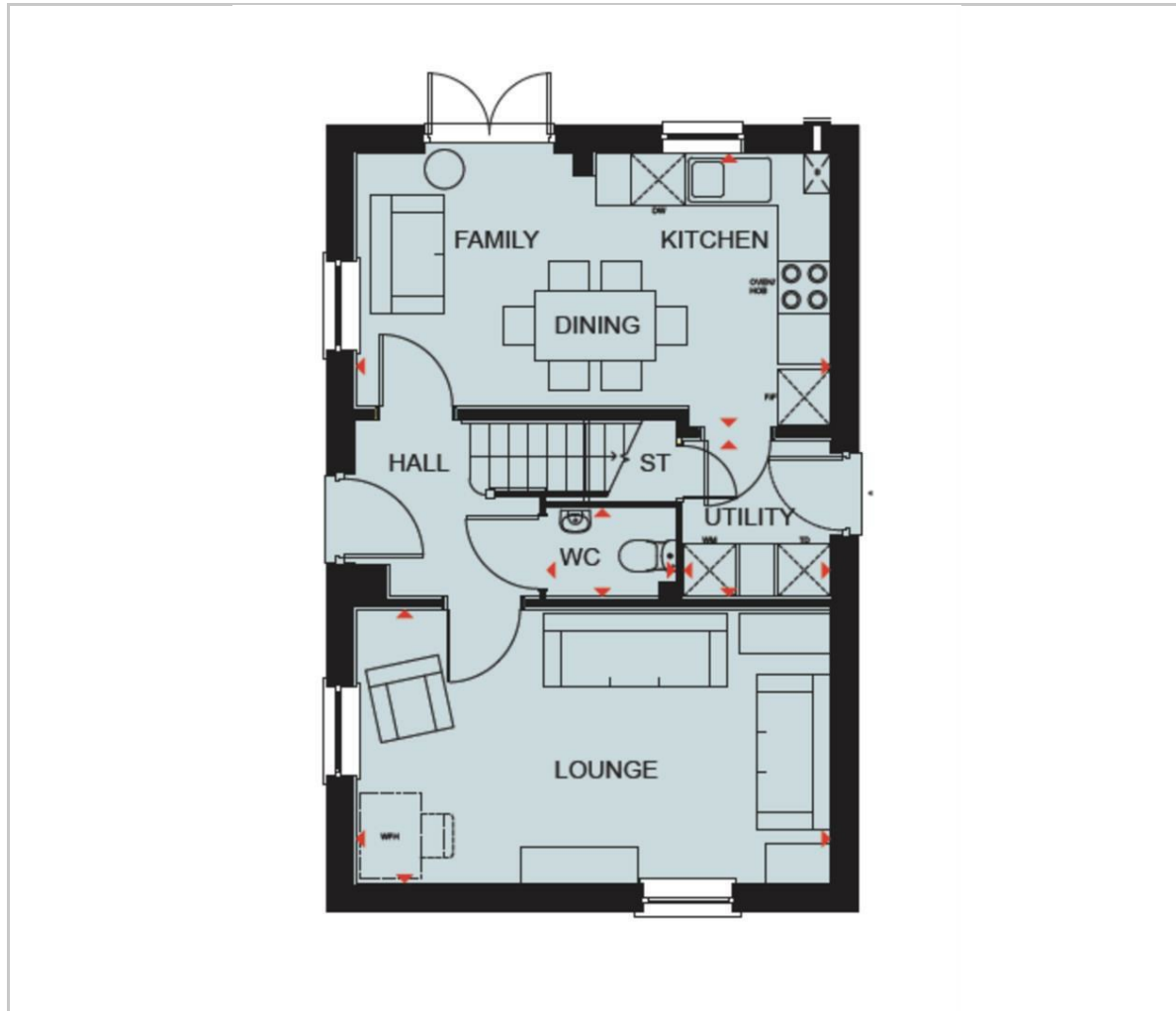
- OFFERED WITH NO ONWARD CHAIN
- VARIOUS INCENTIVES AVAILABLE
- SHOW HOME FOR SALE
- THREE BEDROOM DETACHED FAMILY HOME
- ENCLOSED, SOUTH-WEST FACING REAR GARDEN
- KITCHEN/DINING ROOM WITH INTEGRATED APPLIANCES
- EN-SUITE, FAMILY BATHROOM & DOWNSTAIRS CLOAKROOM
- GARAGE & OFF-STREET PARKING FOR TWO VEHICLES
- CURTAINS & BLINDS INCLUDED THROUGHOUT
- LIGHT FITTINGS INCLUDED THROUGHOUT



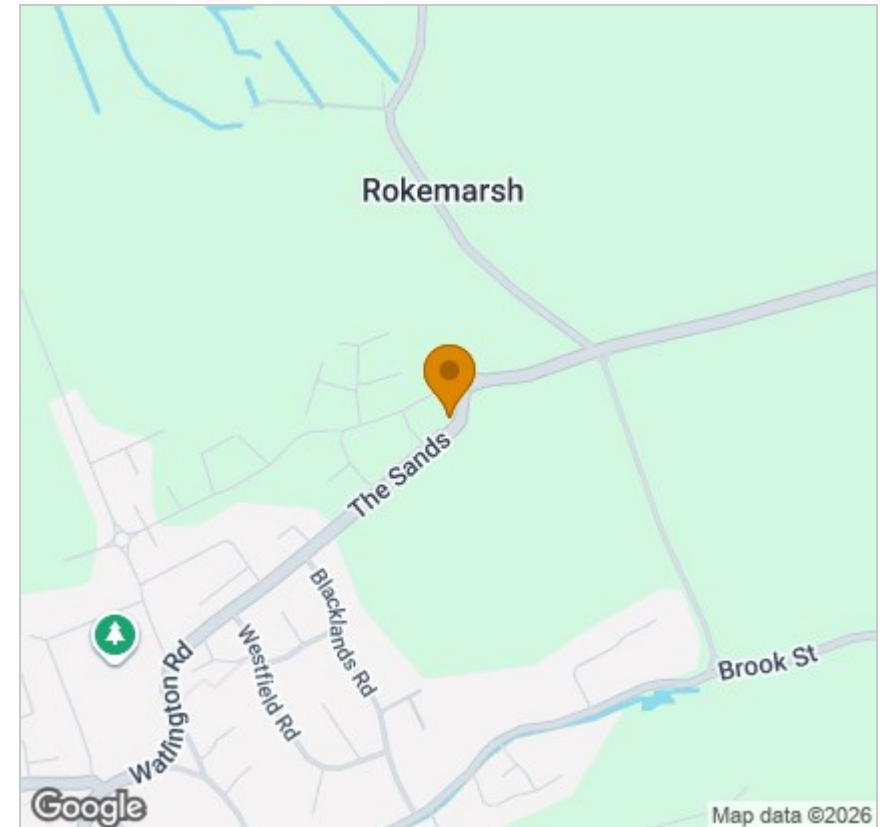
Energy Efficiency Rating		Environmental Impact (CO <sub>2</sub> ) Rating	
Current	Potential	Current	Potential
Very energy efficient - lower running costs		Very environmentally friendly - lower CO <sub>2</sub> emissions	
(92 plus) <b>A</b>		(92 plus) <b>A</b>	
(81-91) <b>B</b>		(81-91) <b>B</b>	
(69-80)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