



72 Elm View Road

G R
**GILBERT
& ROSE**

72 Elm View Road
Benfleet
Essex
SS7 5AS

Asking price £475,000



This lovely detached family bungalow is deceptively spacious throughout with two double bedrooms, loft room which could be a potential third bedroom, modern family bathroom, stunning kitchen, great sized lounge and large conservatory used for further lounge/dining space. The doors from the conservatory open out to the beautiful rear garden which provides a spacious decked seating area perfect for when entertaining friends and family, large lawn area and further seating area to rear. To the front of the property, you have ample off street parking for multiple vehicles and access to the double length garage. Located in a peaceful neighbourhood in South Benfleet, you can enjoy being close to local parks for lovely walks all year round yet also close to local shops and restaurants, a 25 minute walk to Benfleet Station and in catchment to Jotmans Hall Primary School and The Appleton Secondary School.



Entrance

Door into hallway comprising partially vinyl click flooring and partially carpeted flooring, smooth ceiling with pendant lighting, stairs leading to loft room, radiator, airing cupboard, doors to:

Bedroom One

9'8" x 12'11" (2.95m x 3.94m)

Double glazed bay window to front, double glazed window to side, coved cornice to smooth ceiling with fitted spotlights, laminate flooring, radiator.

Bedroom Two

12'6 x 9'4 (3.81m x 2.84m)

Double glazed window to front, coved cornice to smooth ceiling with pendant lighting, radiator, carpeted flooring, built in wardrobes.

Bathroom

Three-piece suite comprising tiled panelled bath with independent shower, bowl wash hand basin with mixer tap set into vanity unit, low level w/c, partially tiled walls, tiled flooring, double glazed obscure window to side, coved cornice to smooth ceiling with pendant lighting, chrome heated towel rail.

Kitchen

14'4 × 10'2 (4.37m × 3.10m)

Range of wall and base level units with solid oak work surfaces above incorporating one and a half ceramic sink and drainer unit with zip tap, space for range style oven with chimney over, integrated dishwasher and fridge and freezer, double glazed window to side, smooth ceiling with pendant lighting, brand new combination boiler wall mounted under 5 year warranty, vinyl click flooring, tiled splash backs, open into:

Lounge

17'0 × 10'9 (5.18m × 3.28m)

Double glazed window to rear, coved cornice to smooth ceiling with pendant lighting, radiator, carpeted flooring, double doors leading into:

Conservatory

12'6 × 22'6 (3.81m × 6.86m)

Double glazed windows to rear, double glazed French doors to rear leading into rear garden, door to garage, space for washing machine and tumble dryer, laminate flooring, door providing access into garage, radiator.

Loft Room

Double glazed window to rear, laminate flooring, access to eaves storage, radiator, smooth ceiling with pendant lighting and fitted spotlights.

Garage

26'0 × 8'0 (7.92m × 2.44m)

Double length garage with power and lighting, up and over door, single glazed window to rear.

Rear Garden

Large decked seating area with steps down to lawn, shingle border and further raised decked seating area to rear, large shed to remain under negotiation, hard standing pathway providing side gated access to front garden, outside tap.

Front Garden

Block paved driveway providing off street parking for multiple vehicles, access to garage, outside tap and side gated access to rear garden.





Floor Plan

Floor area 115.0 sq. m. (1,238 sq. ft.) approx

Total floor area 115.0 sq. m. (1,238 sq. ft.) approx

This Floor Plan is for illustration purposes only and may not be representative of the property. The position and size of doors, windows and other features are approximate. Unauthorized reproduction prohibited. © PropertyBOX