



40 Swallow Drive



40 Swallow Drive  
Benfleet  
Essex  
SS7 5EN

Asking price £300,000



Guide Price £300,000 - £325,000

This lovely semi detached family home is nice and spacious throughout and comes with a bright kitchen, downstairs shower room, large lounge, separate dining room, conservatory to rear, two double sized bedrooms and family bathroom. The property also provides off street parking to the front, garage to side for additional storage and great sized west facing rear garden with a large lawn and patio area perfect for outdoor dining and entertaining space for when family and friends are over. Located down a quiet clu-de-sac means you can enjoy the peaceful neighbourhood as well as being only a 20 minute walk to Benfleet station where you can catch the train to London in under an hour, a short drive from Benfleet High Road for all local shops and restaurants and a short walk to Benfleet Recreational Ground which is great for long walks all year round. School catchments are South Benfleet Primary School and The Appleton Secondary School.



#### Entrance

Door into hallway comprising coved cornice to ceiling with pendant lighting, laminate flooring, doors to:

#### Downstairs Shower Room

Three piece suite comprising shower cubicle with rainfall shower over and hand held attachment, wash hand basin set into vanity unit, low level w/c, tiled walls, laminate flooring, chrome heated towel rail, double glazed obscure window to side, fitted spotlights.

#### Lounge

15'9 x 14'10 (4.80m x 4.52m)

Double glazed window to front, coved cornice to ceiling with pendant lighting, feature chimney breast, carpeted flooring, radiator, stairs leading to first floor landing, door into:

#### Dining Room

11'8 x 9'10 (3.56m x 3.00m)

Double glazed window to rear, double glazed obscure window to side, double glazed door leading into conservatory, coved cornice to ceiling with pendant lighting, radiator, laminate flooring, arch way into:



#### Kitchen

9'9" x 7'7" (2.97m x 2.31m)

Range of wall and base level units with roll top work surfaces above incorporating sink and drainer unit with mixer tap, integrated oven with electric hob and extractor unit over, integrated fridge freezer, space for dishwasher and washing machine, laminate splash back, double glazed window to rear, fitted spotlights, tiled flooring.

#### Conservatory

14'11" x 11'4" (4.55m x 3.45m)

Double glazed windows to rear and sides, double glazed French doors to rear leading into rear garden, laminate flooring, fan pendant lighting, walls lights.

#### First Floor Landing

Loft access, doors to:

#### Bedroom One

14'11" x 11'4" (4.55m x 3.45m)

Double glazed window to front, coved cornice to ceiling with pendant lighting, laminate flooring, radiator.

#### Bedroom Two

10 x 9'8" (3.05m x 2.95m)

Double glazed window to rear, coved cornice to ceiling with fan pendant lighting, laminate flooring, built in wardrobes.

#### Bathroom

Three piece suite comprising panelled bath, pedestal wash hand basin, low level w/c, double glazed obscure window to side, wall lights, linoleum flooring, radiator, tiled walls.

#### Rear Garden

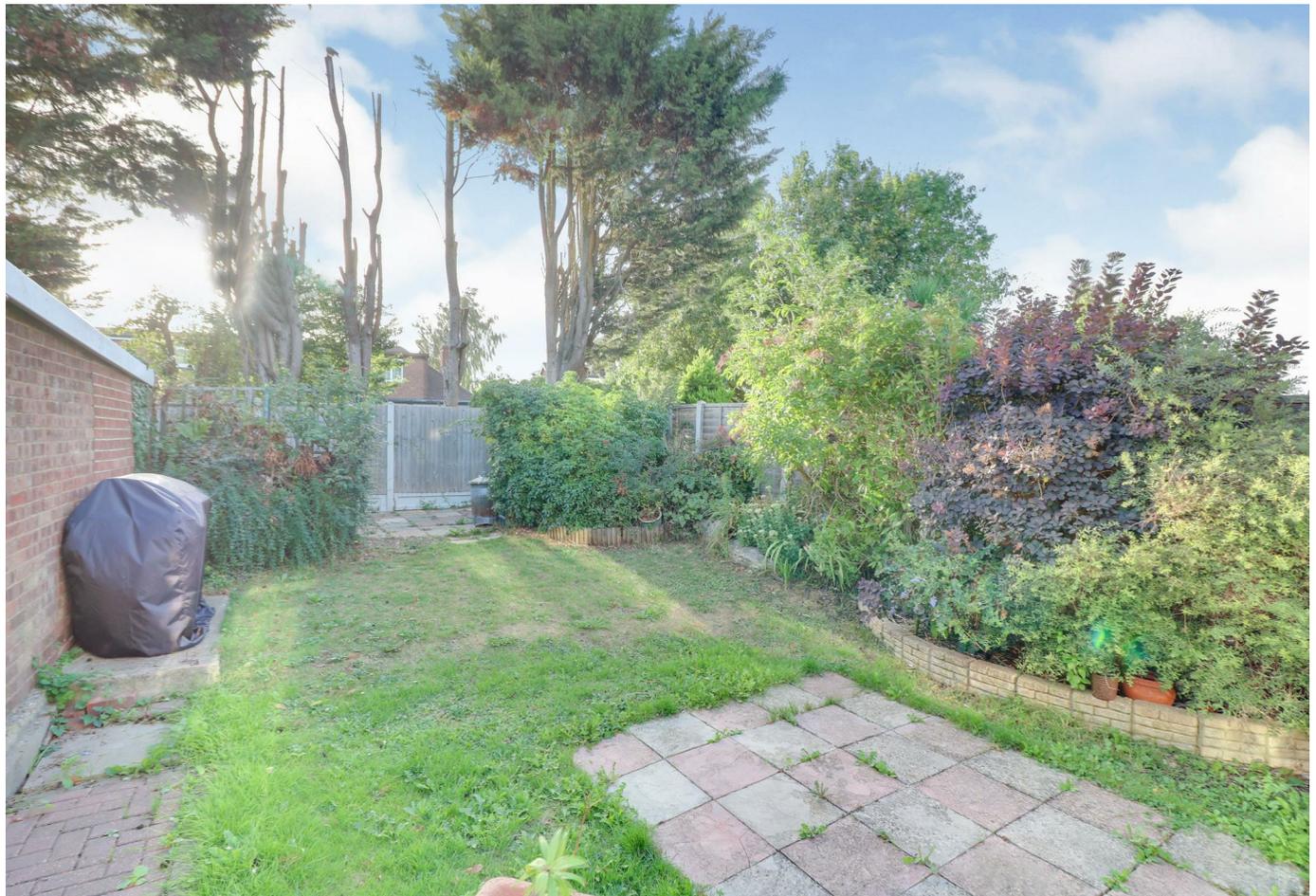
Block and slab paved seating area leading onto lawn area, slab paved seating area to rear providing access to shed which is to remain, side gated access to side of property providing access to garage.

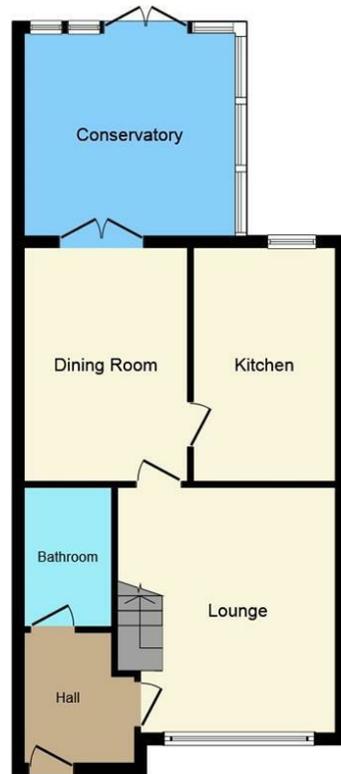
#### Front Garden

Partially block and slate paved driveway providing off street parking for multiple vehicles, side access to garage.

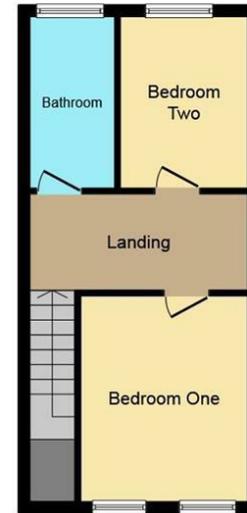
#### Garage

Garage located in a communal block is an up and over door with power and lighting.





**Ground Floor**



**First Floor**

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