



42 Homefields Avenue



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Benfleet
Essex
SS7 5TY

Guide price £300,000



Guide Price £300,000 - £325,000

Green Fingered? Just wait until you see the size of this west backing rear garden! Ideal for all types of buyers from the up sizer and the down sizer, this family home has so much on offer. With bedrooms on split levels along with both a bath and a shower you can decide on what floor suits you best. Huge potential to extend with the size of this garden without the need to loose any real outdoor space and capturing the sun all the way through to dusk. Location wise you find yourself in walking distance to Greater Tarpots where you can grab your weekly shopping at Aldi, a bite to eat at the weekend from Aspera or enjoy the beer garden that the harvester has to offer through the summer. Easy access to Sadlers Farm round about taking you onto the A127, A130 and the A13 meaning getting to work will be a doddle.



Entrance

Door into hallway comprising laminate flooring, pendant lighting, radiator, stairs leading to first floor landing with under stairs storage, doors to:

Kitchen

10'1 x 9'8 (3.07m x 2.95m)

Range of wall and base level units with laminate work surfaces above incorporating stainless steel sink and drainer unit, space for cooker, washing machine, dishwasher, fridge and freezer, combination boiler wall mounted, tiled splash backs smooth ceiling with both pendant lighting and fitted spotlights, double glazed window to rear and double glazed door to rear leading into rear garden, single glazed window to side, radiator.

Lounge

11'9 x 11'4 (3.58m x 3.45m)

Double glazed window to rear, smooth ceiling, fan pendant lighting, feature gas fireplace, radiator, carpeted.

Dining Room

10'3 x 7'1 (3.12m x 2.16m)

Double glazed window to front, smooth ceiling with fitted spotlights, radiator, laminate flooring.

Bedroom One

13'8 x 10'9 (4.17m x 3.28m)

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

Bathroom

Three piece suite comprising panelled bath, pedestal wash hand basin and low level w.c, double glazed obscure window to side, smooth ceiling with fitted spotlights, laminated splash backs, linoleum flooring, radiator.

First Floor Landing

Double glazed velux window to front, carpeted flooring, coved cornice to smooth ceiling with pendant lighting, doors to:

Bedroom Two

13'4 x 7'5 (4.06m x 2.26m)

Double glazed velux window to rear, coved cornice to smooth ceiling with pendant lighting, sponge flooring, radiator, storage into eaves.

Bedroom Three

14'0 x 7'9 (4.27m x 2.36m)

Double glazed velux window to front, coved cornice to smooth ceiling, radiator. carpeted.

Shower Room

Three piece suite comprising shower cubical with electric shower, pedestal wash hand basin and low level w.c., tiled wall and floorboard for flooring, double glazed velux window to rear, extractor fan, smooth ceiling with fitted spotlights.

Rear Garden

approx 120' (approx 36.58m)

Hard standing pathway leading toward the rear of the garden and hard standing seating area. lawn area with feature shrub borders, shed to remain, access to garage, double gated access to front garden,

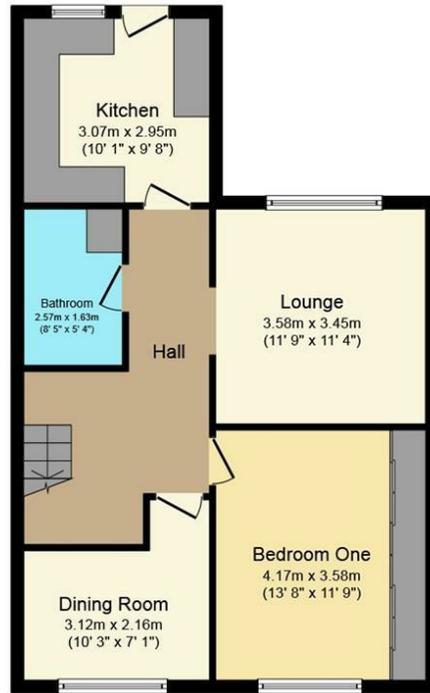
Garage

Up and over door, window and door to side, power and lighting, workshop area at the rear of garage.

Front Garden

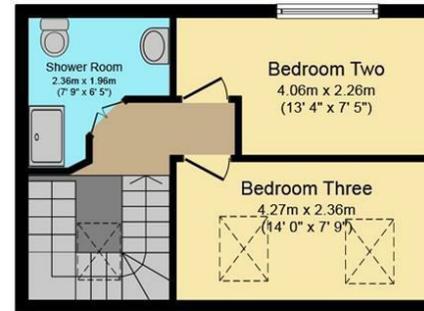
Hard standing driveway providing off street parking for multiple vehicles leading onto lawn area with shrub borders, double gated access to rear garden.





Ground Floor

Floor area 63.0 sq. m. (678 sq. ft.) approx

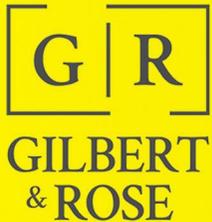


First Floor

Floor area 32.0 sq. m. (344 sq. ft.) approx

Total floor area 95.0 sq. m. (1,023 sq. ft.) approx

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