COUNTRYSIDE
ESTATES









2 Kents Hill Cottage Villa Road, Benfleet, Essex, SS7 5QL

Guide Price £365,000 Freehold

GUIDE PRICE £365,000 - £385,000 A unique opportunity to purchase an 1886 built 2 bedroom semi-detached cottage. This immaculately presented cottage has a separate lounge & dining room, two double bedrooms, a good sized driveway providing ample off street parking and beautifully landscaped rear garden and is located within minutes walk of both Senior and Primary schools.

2 Kents Hill Cottage Villa Road, Benfleet, Essex, SS7 5QL

Hallway
Composite part glazed entrance door, opening through to entrance hall. Oak doors leading to:

Lounge 13'3 red to 9'9 x 12 (4.04m red to 2.97m x 3.66m)



Bay window to side aspect with fitted shutters, Amtico flooring, coved smooth plastered ceiling. Fireplace with inset wood burning stove, radiator, TV and power points.



Dining Room 12 x 10 (3.66m x 3.05m)



Window to side aspect with fitted shutters, Amitco flooring, coved smooth plastered ceiling, feature fireplace, radiator and power points. Access through to:



Kitchen 8'3 x 7'10 (2.51m x 2.39m)



Window and door to side, vinyl flooring, smooth plastered ceiling, fitted base and wall units, tiled splash backs, inset stainless steel sink with drainer and chrome mixer tap, freestanding gas cooker, space for fridge freezer and washing machine, power points.



Landing
Fitted carpet, coved smooth plastered ceiling, radiator and power points, access to loft via ceiling hatch. Doors leading to:

2 Kents Hill Cottage Villa Road, Benfleet, Essex, SS7 5QL

Bedroom One 12 x 10 (3.66m x 3.05m)



Window to side aspect with fitted shutters, carpet, coved smooth plastered ceiling, built in storage cupboard, radiator and power points.



Bedroom Two 10 x 8'3 (3.05m x 2.51m)



Window to side aspect with fitted shutters, carpet, coved smooth plastered ceiling, radiator and power points.

Bathroom 8'4 x 7'10 (2.54m x 2.39m)



Window to side aspect, Amitco flooring, half panelled walls, smooth plastered ceiling, panelled bath with shower over and glass screen, vanity unit with inset hand wash basin and chrome mixer tap, close coupled W.C, radiator.

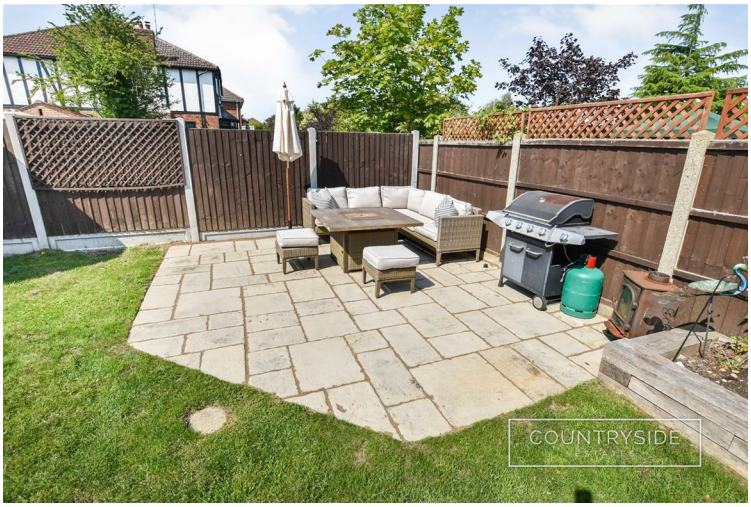
Garden 29 red to 27 x 57 (8.84m red to 8.23m x 17.37m)

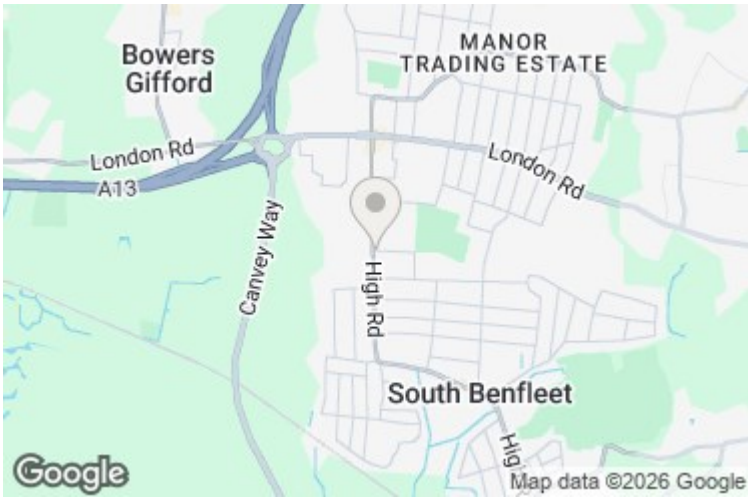


Landscaped garden with large lawned area with flowerbed borders, sun patio, wooden summer house, gravelled area, with double gates to front drive, Outbuilding with light and power



2 Kents Hill Cottage Villa Road, Benfleet, Essex, SS7 5QL

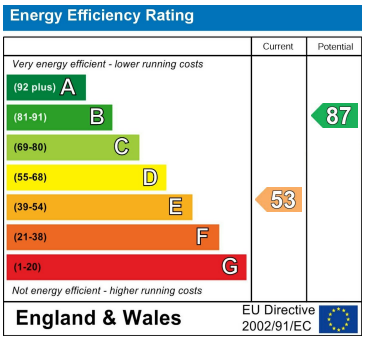


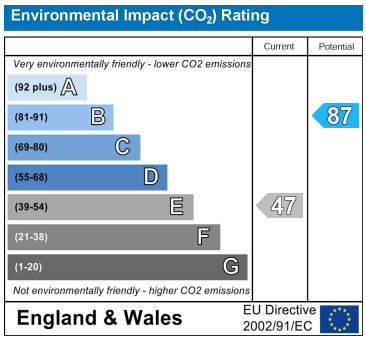




Front Garden
Gravelled driveway providing ample off street parking, with wooden double gates leading through to rear garden.

Council Tax
BAND D Castle Point Borough Council







GROUND FLOOR
APPROX. FLOOR
AREA 372 SQ.FT.
(34.6 SQ.M.)



1ST FLOOR
APPROX. FLOOR
AREA 336 SQ.FT.
(31.2 SQ.M.)

TOTAL APPROX. FLOOR AREA 708 SQ.FT. (65.8 SQ.M.)

THIS PLAN IS FOR ROOM IDENTIFICATION ONLY, AND ITS ACCURACY IS NOT GUARANTEED. www.epcsinessex.co.uk
Made with Metropix ©2019

205 High Road, Benfleet, SS7 5HY | 01268 755555 | sales@countrysideestates.co.uk | www.countrysideestates.co.uk

naea | propertymark PROTECTED
rightmove
ZOOPLA
OnTheMarket
The Property Ombudsman

COUNTRYSIDE ESTATES (SALES) LTD | COMPANY No.: 11867260 (England)
REGISTERED ADDRESS: Matrix House 12-16 Lionel Road, Canvey Island, England, SS8 9DE | VAT No.: 332342143