



# COUNTRYSIDE ESTATES

205 HIGH ROAD • BENFLEET • ESSEX • SS7 5HY

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**45 Underhill Road, Benfleet, Essex, SS7 1EP**

**£365,000 Freehold**

Offered with no onward chain. Located in this highly sought after location just a short walk from the access to Thundersley Glen woodlands, a well maintained 3 BEDROOM SEMI-DETACHED HOUSE having been refurbished by the present vendor to a high standard which includes a re-fitted white gloss kitchen/breakfast room with integrated oven, hob and dishwasher and refitted shower room/wc to the ground floor, whilst on the first floor is a modern white bathroom/wc. The property offers good sized accommodation and is within easy access of Benfleet Station and just a short walk of shopping facilities in the High Road.

## 45 Underhill Road, Benfleet, Essex, SS7 1EP

**COMPOSITE DOOR WITH SIDE PANEL LEADING TO;  
GOOD SIZE ENTRANCE HALL**

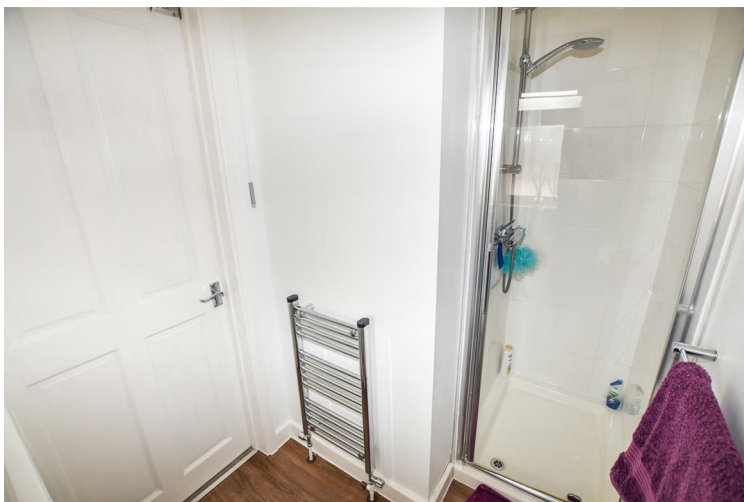


Stairs to first floor with under stairs storage cupboard. Radiator. Built in cupboard with lighting and plumbing for washing machine. Skimmed finish ceiling with inset lighting.

### **LUXURY SHOWER ROOM/WC**



Modern white suite comprising fully tiled shower cubicle. Close coupled wc with dual flush control. Vanity unit with cupboards under and inset wash hand basin with mixer tap. Mirror above with light. Skimmed finished ceiling with inset ceiling lights. Shaver point. Obscure window to front. Chrome towel rail/radiator.



**LOUNGE 17' x 13'7 (5.18m' x 4.14m )**



A bright and spacious double aspect room with patio doors and window to rear overlooking garden and window to side. Two radiators. Coved and skimmed finished ceiling. Glazed bi-folding door to entrance hall.



**KITCHEN/BREAKFAST ROOM 15'8" x 8'0" (4.80m x 2.44m)**



Oriel Bay window to front. Range of modern white gloss style base units, pan drawers and wall cupboards. Two full height storage cupboards. Integrated dishwasher. Oven/grill. Inset stainless steel gas hob with stainless steel canopy/extractor fan above. Ample worktops. Inset 1.5 stainless steel single drainer sink unit with mixer tap and cupboards under. Breakfast bar. Skimmed finished ceiling with inset ceiling lights. Tiled floor.

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## BEDROOM 2 9'6 x 9'4 (2.90m x 2.84m)



## LANDING

Access to loft housing Worcester Bosch combination boiler installed October 2016. Two built in storage cupboards. Skimmed finish ceiling.

Window to rear. Radiator. Power points. Skimmed finish ceiling.

## BEDROOM 3 9'8 x 8'4 (2.95m x 2.54m )

## BEDROOM 1 18'0" x 10'7" max (5.49m' x 3.23m max)



Window to rear. Deep storage cupboard/wardrobe with light. Radiator. Power points. Skimmed finished ceiling.

Two windows to front. Radiator. Skimmed finished ceiling. Power points.

## BATHROOM



White suite comprising panelled bath with mixer tap shower. Pedestal wash hand basin. Close coupled wc. Fully tiled walls. Ceramic tiled floor. Radiator. Window to side.

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**GARDEN 45' approx (13.72m approx)**



Commencing with concrete patio. Remainder laid to lawn. Garden shed. Fencing to boundaries. Gated side access.

## FRONT GARDEN

Tarmacked off street parking for two vehicles.

## VIEWING

Strictly through Countryside Estates on 01268-755555. Answer phone after office hours.

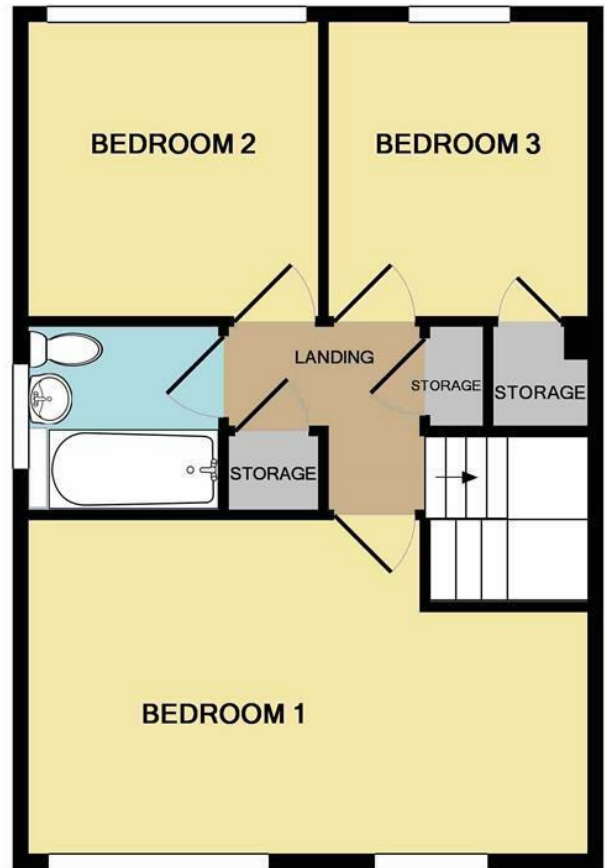
Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			87
(81-91) B		71	
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions			
(92 plus) A			85
(81-91) B		69	
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO <sub>2</sub> emissions			
England & Wales		EU Directive 2002/91/EC	





GROUND FLOOR  
APPROX. FLOOR  
AREA 488 SQ.FT.  
(45.4 SQ.M.)



1ST FLOOR  
APPROX. FLOOR  
AREA 463 SQ.FT.  
(43.0 SQ.M.)

TOTAL APPROX. FLOOR AREA 951 SQ.FT. (88.4 SQ.M.)

THIS PLAN IS FOR ROOM IDENTIFICATION ONLY, AND ITS ACCURACY IS NOT GUARANTEED. [www.epcsinessex.co.uk](http://www.epcsinessex.co.uk)  
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