



COUNTRYSIDE ESTATES

205 HIGH ROAD • BENFLEET • ESSEX • SS7 5HY

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1A Cumberland Avenue, Benfleet, Essex, SS7 5NU

£325,000

A SEMI-DETACHED HOUSE which has recently been redecorated. To the first floor are 3 good size bedrooms and a family bathroom with an electric shower over the bath. To the ground floor is a spacious double aspect lounge, modern fitted L-shaped kitchen/diner with integrated appliances, lean-to/garden room and a cloakroom/w.c.

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Property Description

A SEMI-DETACHED HOUSE which has recently been redecorated. To the first floor are 3 good size bedrooms and a family bathroom with an electric shower over the bath. To the ground floor is a spacious double aspect lounge, modern fitted L-shaped kitchen/diner with integrated appliances, lean-to/garden room and a cloakroom/w.c.

Externally there is a 45' garden with gated side access to the front via a carport. The front garden provides off street parking for several vehicles.

The property is situated in a convenient position being within walking distance of schools for children of all ages and bus services to Benfleet Station.

Accommodation

Part stained glass upvc side entrance door with full height obscure glazed panel to side leading to:

Entrance Hall



Stairs to first floor. Artexed ceiling. Carpet. Doors to:

Cloakroom/WC

White suite comprising low level wc. Corner wall mounted wash hand basin with tiled splash back. Radiator. Coved and artexed ceiling. Obscure window to side. Cushion flooring.

Lounge 15'10 x 14'0 (4.83m x 4.27m)



Double aspect room with window to front with stained glass fan lights and further window to side. Radiator. Coved and artexed ceiling. Half glazed door to entrance hall.

L-Shaped Kitchen/Diner 16'4 reducing to 7'0 x 14'0 reducing to 8'5 (4.98m reducing to 2.13m x 4.27m reducing to 2.57m)

Kitchen Area



Fitted with a range of cream base, wall units and drawer pack. Integrated fridge and separate integrated freezer. Plumbing and space for washing machine. Built under stainless steel oven/grill. Wood effect work surfaces with brick style tiled splash back. Inset ceramic hob with stainless steel extractor canopy above. Inset 1.5 bowl stainless steel sink unit. Wall mounted Ideal gas central heating combination boiler. Obscure glazed window to lean-to/garden room. Window to rear overlooking garden. Artex ceiling with two spotlights. Cushion flooring.

Dining Area



Two under stairs storage cupboards. Radiator. Carbon monoxide alarm. Obscure glazed door to entrance hall. Artex ceiling. Cushion flooring.

Lean-to/Garden Room

Part brick construction with glazed panels to three aspects. Half glazed door to side leading to garden.

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Landing



Access to loft. Large storage cupboard. Carbon monoxide alarm. Carpet. Doors to:

Bedroom One 14'0 x 11'0 (4.27m x 3.35m)



Double aspect with windows to side and rear. Two double fitted wardrobes and storage cupboards. Radiator. Coved and artexed ceiling. Carpet.



Bedroom Two 14'10 x 7'10 (4.52m x 2.39m)



Window to front. Radiator. Coved and artexed ceiling. Carpet.

Bedroom Three 10'0 x 7'0 (3.05m x 2.13m)



Window to side. Storage cupboard with hanging rail. Radiator. Coved and artexed ceiling.

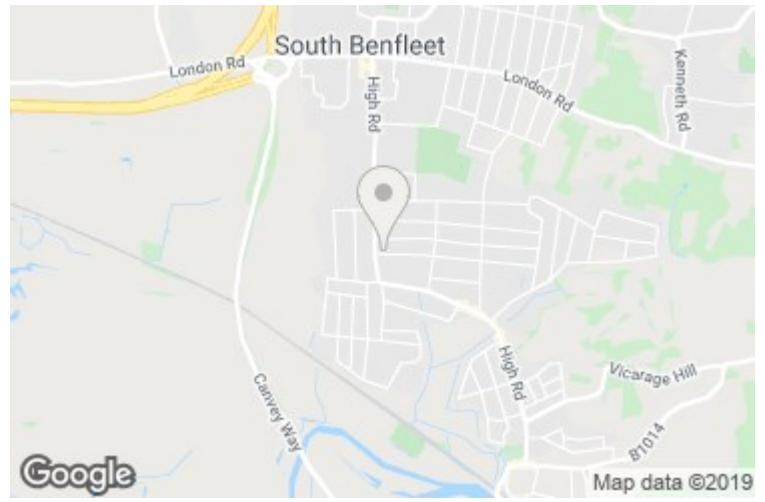
Bathroom 7'0 x 6'0 (2.13m x 1.83m)



White suite comprising of pedestal wash hand basin. Low level wc. Bath with electric shower over. Fully tiled to shower area. Remainder of walls half tiled. Extractor fan. Radiator. Obscure window to side. Cushion floor.

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Rear Garden 45' x 23 approx (13.72m x 7.01m approx)



Mainly laid to lawn with pathway to side and rear. Garden shed. Barked flower bed. Fully fenced to boundaries. Gated side access leading to front garden via carport.



Front Garden

Lawn with inset tree and shrubs to one side, paved area providing driveway for several vehicles leading to carport.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(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 ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO ₂ emissions			
England & Wales		EU Directive 2002/91/EC	



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