



# COUNTRYSIDE ESTATES

205 HIGH ROAD • BENFLEET • ESSEX • SS7 5HY

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## 17 Hall Farm Close, Benfleet, SS7 5JP

**Guide Price £435,000 Freehold**

A THREE BEDROOM SEMI-DETACHED WITH OFF STREET PARKING SITUATED JUST A FEW MINTUTES WALK FROM BENFLEET STATION with connections to C2C line to London Fenchurch Street, as well as being a stone's throw away from entrance of Benfleet recreation ground. Shopping facilities and Benfleet Primary School are also close by. Furthermore, the property is located in the King John Senior School Catchment which also has an adjoining Sixth Form College.

Externally, a landscaped rear garden measuring approx. 85FT with outbuilding and fitted SOLAR PANELS. Viewing strongly advised.

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## Accommodation

Upvc part glazed entrance door leading to:

**Entrance Porch 7'1 x 3'0 (2.16m x 0.91m)**



**Kitchen/Diner 18'11 x 10'10 (5.77m x 3.30m)**

Upvc double glazed windows to front and to each side, smooth plastered ceiling with inset spotlights, coconut mat flooring.

**Lounge 18'11 x 12'11 (5.77m x 3.94m)**



Upvc double glazed window to rear, tiled flooring with underfloor heating, coved smooth plastered ceiling with inset spotlights, fitted shaker style kitchen with contrasting worktops, inset stainless steel one and a half sink with stainless steel mixer tap, tiled splash backs, integrated appliances comprising induction hob with extractor fan over, NEFF double ovens/microwave and NEFF dishwasher. Space for American style fridge freezer, power points. French doors with glazed side panels leading out to rear garden, upvc part glazed door leading through to:

Upvc double glazed bay window to front aspect, solid oak flooring, coved smooth plastered ceiling with inset spotlights, feature fireplace with wooden mantel and inset wood burning stove, two radiators, staircase leading to first floor with storage cupboard underneath, TV and power points.



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Landing 9'9 x 6'7 (2.97m x 2.01m)



## Inner Hall

Tiled flooring, smooth plastered ceiling with inset spotlights, Upvc door provides access to front driveway, Upvc part glazed door leading to rear garden, radiator and power points. GROUND FLOOR CLOAKROOM currently not fitted out but plumbing supply is in place.

Upvc double double glazed obscure window to side aspect, carpet, coved smooth plastered ceiling, airing cupboard, power point, access to loft via hatch with pull down ladder. (Loft is partly boarded and the location of the Valliant boiler and Solar panels station).

## Utility Room 7'8 x 5'2 (2.34m x 1.57m)



## Bedroom One 12'3 x 11'0 (3.73m x 3.35m)



Upvc double glazed window to side aspect, tiled flooring, fitted wall and base units matching to kitchen with contrasting worktops, inset one and a half stainless steel sink with chrome mixer tap, tiled splash backs, space for washing machine and tumble dryer, radiator and power points.

Upvc double glazed window to rear aspect, carpet, coved smooth plastered ceiling, fitted wardrobes with sliding doors, radiator, TV and power points.



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**Bedroom Two 13'0 x 12'5 (3.96m x 3.78m )**



Upvc double glazed window to front aspect, carpet, covered smooth plastered ceiling, radiator, TV and power points.

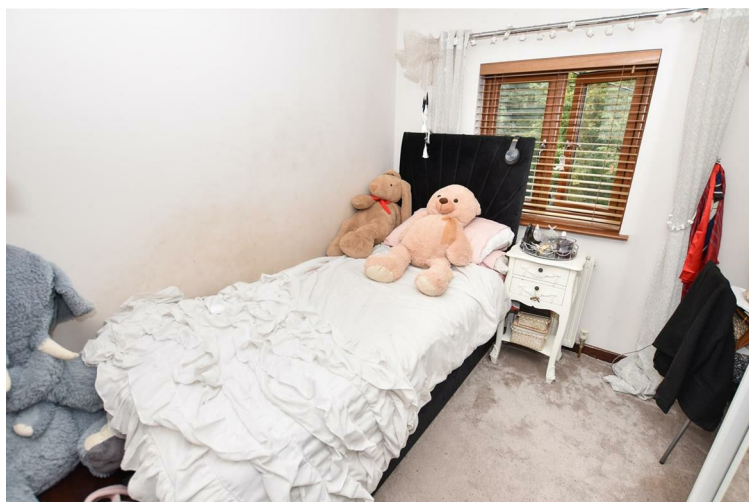
**Bathroom 6'6 x 5'5 (1.98m x 1.65m)**



Upvc double glazed obscure window to rear aspect, tiled flooring with underfloor heating, smooth plastered ceiling with inset spotlights, fully tiled walls, modern suite comprising L-shaped bath with shower over and glass screen, wall mounted vanity unit with inset sink and chrome mixer tap. close coupled W.C, wall mounted chrome heated towel rail.



**Bedroom Three 8'8 x 8'4 (2.64m x 2.54m)**

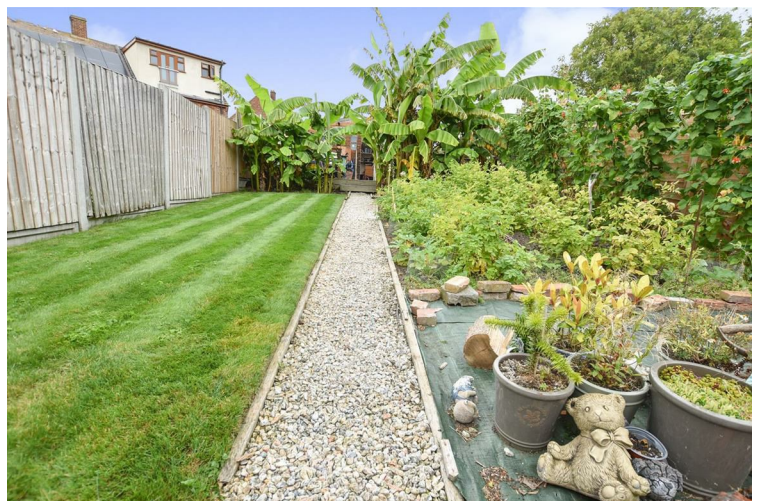


Upvc double glazed window to front aspect, carpet, covered smooth plastered ceiling, radiator, TV and power points.

## Rear Garden



Measuring approx. 85FT landscaped garden commencing with a spacious patio, stepping up to lawned area with central path way leading to raised decked area and out building. External power points, lighting and water tap.



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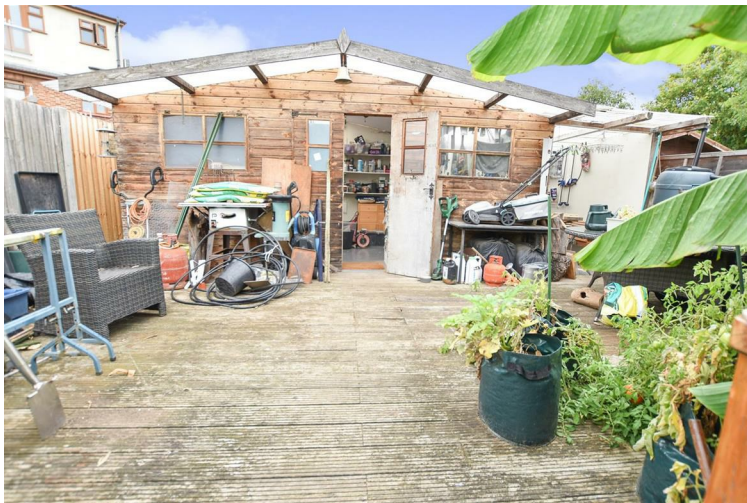
government backed scheme with a high tariff agreement with your supplier to pay the owner for the solar supply. The scheme commenced 2011 fixed for 25 years. This is transferable and the remaining 12 years will be passed onto the new occupiers. The vendors currently run the property at net zero when it comes to electricity usage. For further information, please contact the agent.

**Council Tax Band**  
Council Tax Band C - Castle Point

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			89
(81-91) B			
(69-80) C		73	
(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			
(81-91) B			
(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	

## Outbuilding 17'3 x 9'6 (5.26m x 2.90m)



Wooden framed outbuilding with concrete base, double doors and two glazed windows, power points, lighting and water supply with connection to mains drainage. To the side lean to/worktop with external power points and lighting.



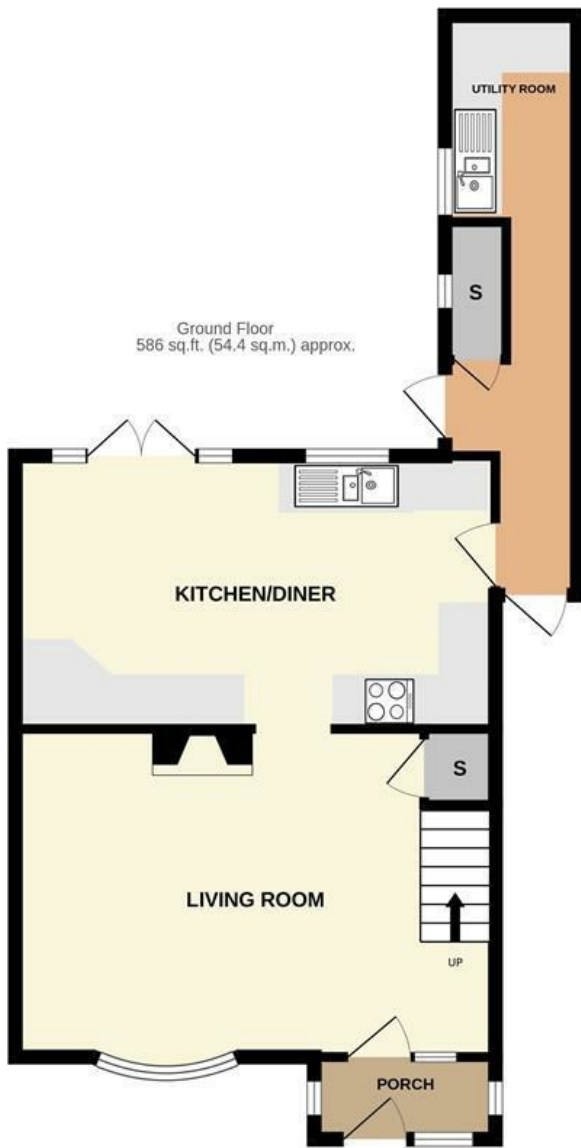
## Front Garden



Low maintenance resin driveway, providing ample off street parking with walled frontage and flowerbed.

## SOLAR PANELS

This property benefits from purchased solar panels fitted to the south elevation roof. The vendors of the property joined a



epcsinessex  
TOTAL FLOOR AREA: 1039 sq.ft. (96.5 sq.m.) approx.  
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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