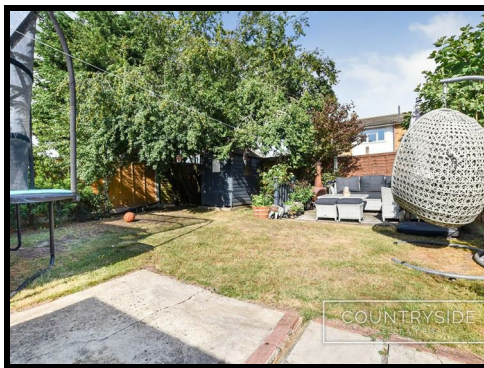


# COUNTRYSIDE

ESTATES



## 7 Linnet Drive, Benfleet, Essex, SS7 5ER

**£395,000 Freehold**

AN IMMACULATELY PRESENTED HOME HAVING BEEN FULLY REFURBISHED, offering spacious accommodation including a luxury fitted kitchen/diner and lounge, two double bedrooms and modern bathroom. Externally, a good sized rear garden, garage and driveway providing extensive off street parking.

Ideally located in a Cul-De-Sac position with access to South Benfleet playing fields, a short walk to local amenities, schools and Benfleet Station for c2c line to London Fenchurch St. VIEWING STRONGLY ADVISED.

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## Accommodation



Composite entrance door with decorative stained glass side panel, opening through to:

### Kitchen/Diner 18'8 x 15 (5.69m x 4.57m)



Upvc double glazed window to rear aspect, French doors leading out to rear garden, natural stone tiled flooring with underfloor heating, coved smooth plastered ceiling with inset spotlights, fitted kitchen units with solid oak worktops and tiled splashbacks, STERLING range cooker with extractor fan over, inset one and half sinks with drainer and copper mixer tap with filtered water and hot tap features, integrated washing machine/dryer, space for fridge freezer, storage cupboard under stairs, power points, feature oak tread staircase with oak hand rail and newel post.



### Lounge 15'1" > 12'7" x 14'9" (4.62m > 3.84m x 4.52m)



Upvc double glazed bay window to front aspect with fitted shutters, carpet, coved smooth plastered ceiling, radiator, TV and power points.

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Bedroom Two 15 x 10'6 (4.57m x 3.20m)



## Landing

Carpet, smooth plastered ceiling with inset spotlights, radiator. Access to loft (fully boarded) via hatch and pull down ladder.

Upvc double glazed window to rear aspect, carpet, smooth plastered ceiling, radiator, power points.

Bedroom One 15 x 12'8 (4.57m x 3.86m)



Upvc double glazed windows to front aspect, carpet, smooth plastered ceiling, fitted wardrobes, radiator, TV and power points.

## Bathroom



Upvc double glazed obscure window to side aspect, tiled flooring, smooth plastered ceiling with inset spotlights, ceramic bath with rainfall shower over, vanity unit with mounted twin handwash basins and chrome mixer taps, concealed cistern W.C, chrome radiator/towel rail.

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Rear Garden approx. 37' x 30' (approx. 11.28m x 9.14m)

Front Garden



Paved patio leading on to lawn, decked area to rear and wooden shed. External power points, lighting and water tap. Side access, personal door to garage.

Laid to lawn with large driveway providing ample off street parking for numerous vehicles.

### Council Tax

BAND C - Castle Point Borough Council.



Located at the end of this Cul-De-Sac South Benfleet Playing Fields and a short walk to Benfleet Station.

Estate Agency Act 1979, Section 21 - in accordance with the Estate Agency Act 1979, Section 21, we confirm that the interested vendor of the property is a Director of Countryside Estates

Garage 20'2 x 8'10 (6.15m x 2.69m)

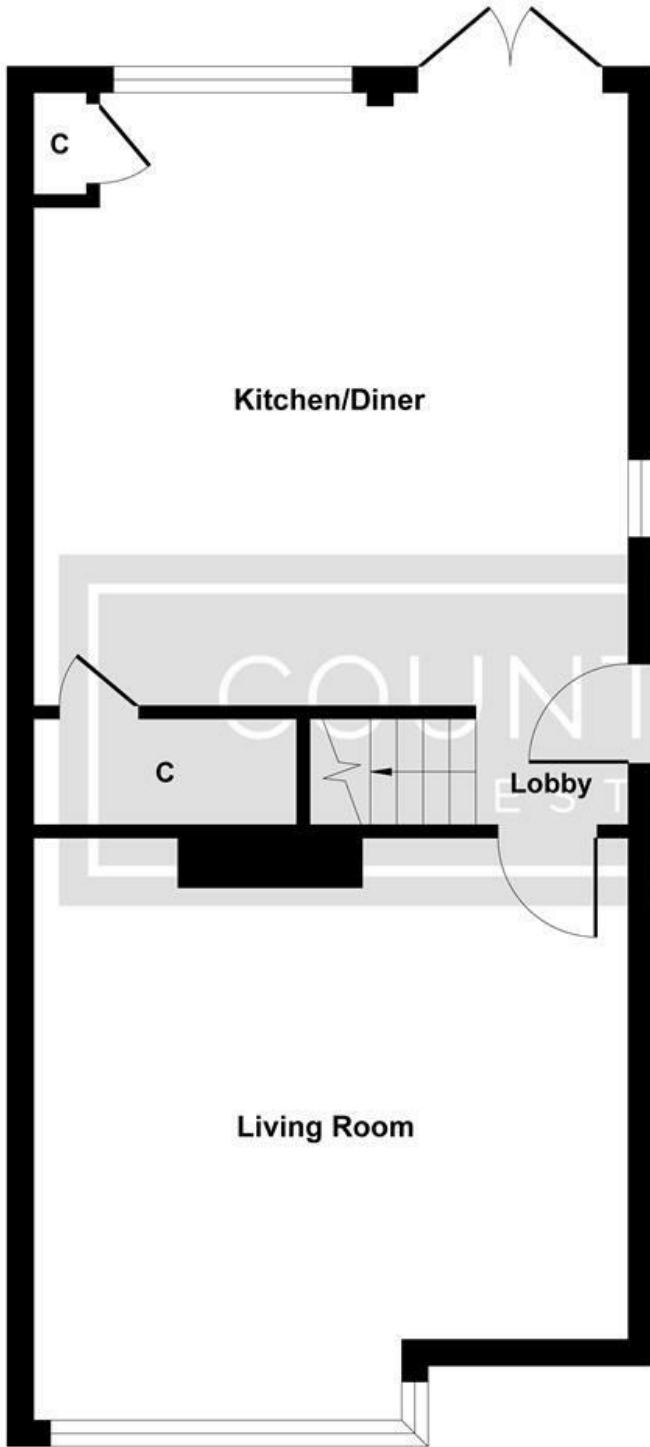
Up and over garage door, power points and lighting.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C		75	81
(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	

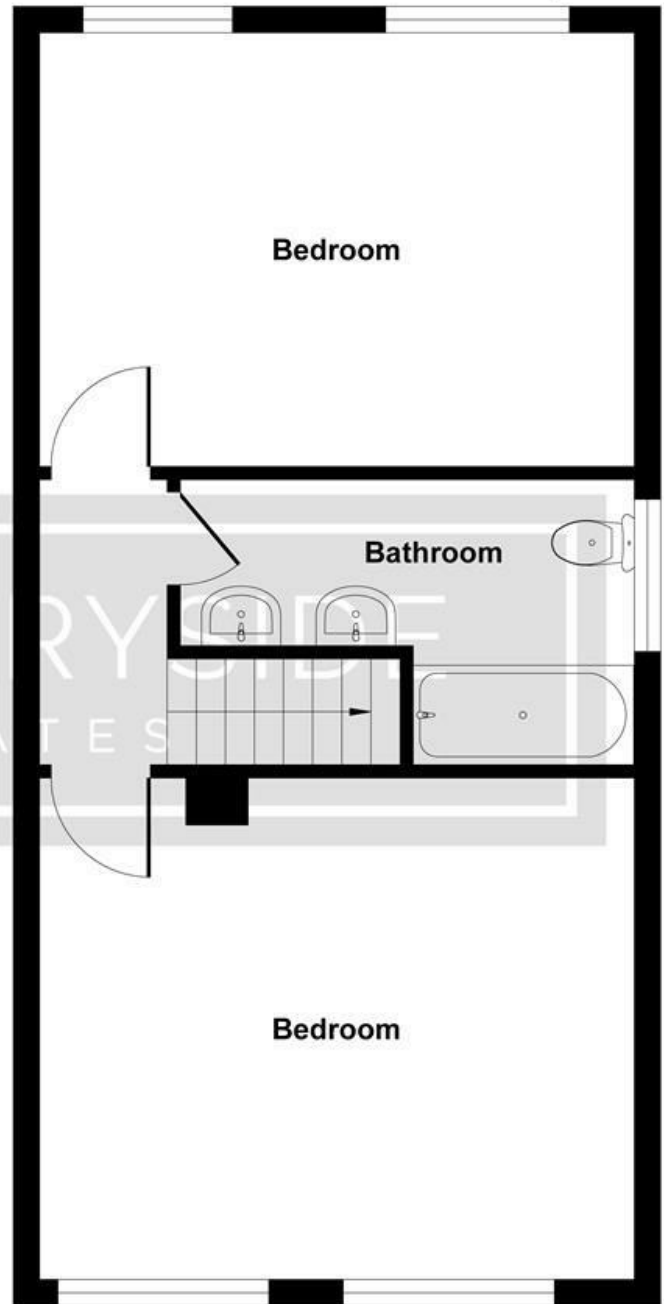
Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO <sub>2</sub> emissions			
England &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

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**Ground Floor**



**First Floor**

Illustration for identification purposes only, measurements are approximate, not to scale.  
Produced by Elements Property

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