



COUNTRYSIDE ESTATES

205 HIGH ROAD • BENFLEET • ESSEX • SS7 5HY

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6 Adelaide Gardens, Benfleet, Essex, SS7 1LA

£325,000 Freehold

A FOUR BEDROOM SEMI-DETACHED CHALET in need of modernization, offering good sized living accommodation and spacious master bedroom with en-suite.

Located in a quiet and popular cul-de-sac position, within just five minutes walk of Benfleet station and situated within the King John Senior School catchment. Offered with NO ONWARD CHAIN viewing is highly recommended.

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Accommodation

Wooden part glazed entrance door, leading to:

Entrance Hall



Laminate wood flooring, coved artex ceiling, radiator. Doors leading to:

Lounge 16'10 x 13'0 (5.13m x 3.96m)



Double glazed sliding patio doors leading to conservatory, carpet, coved artex ceiling, feature brick fireplace, radiator, TV and power points.



Kitchen 9'2 x 9'2 (2.79m x 2.79m)



Double glazed windows to side aspect, side door leading to utility area, beamed ceiling, range of fitted units with tiled splash backs, electric hob and oven, dual sink with mixer tap, power points. Open plan to Dining Room:



Utility Room

Artex ceiling, glazed door to rear garden and part glazed door to front, space and plumbing for washing machine and dryer.

Dining Room 9'7 x 7'10 (2.92m x 2.39m)

Double glazed sliding patio doors leading to rear garden, coved artex ceiling, tiled flooring, radiator and power points. Open plan to Conservatory.

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Conservatory



Upvc double glazed windows, french doors leading to rear garden, tiled flooring, radiator and power points.

Shower Room 8'0 x 5'7 (2.44m x 1.70m)



Double glazed obscure window to front aspect, beamed ceiling, partly tiled walls, walk-in shower, pedestal wash hand basin with chrome mixer tap, close coupled w.c, two radiators/towel rails.



Sitting Room/Bedroom Four 14'5 x 8'2 (4.39m x 2.49m)



Upvc double glazed bay window to front aspect, high level double glazed window to side aspect, artex ceiling, carpet, radiator and power points.



Landing

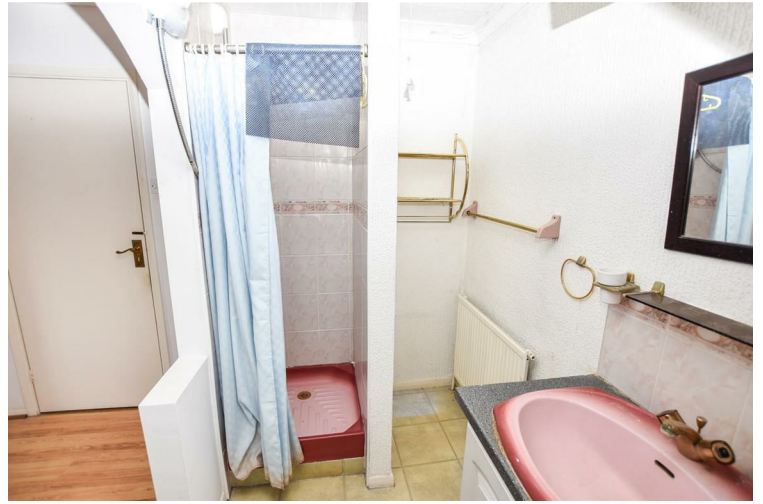
Carpet, artex ceiling, doors leading to:

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Master Bedroom 17'9 x 10'0 (5.41m x 3.05m)



Double glazed windows to rear aspect, smooth plastered ceiling, laminate wood flooring, radiator and power points.



Bedroom Two 9'11 x 9'10 (3.02m x 3.00m)



Double glazed window to front aspect, smooth plastered ceiling, carpet, radiator and power points.

En-Suite



Double glazed window to rear aspect, coved artex ceiling, vanity unit with inset wash hand basin, fully tiled shower cubicle, close coupled w.c, radiator.

Bedroom Three 10'2 x 9'3 (3.10m x 2.82m)



Double glazed window to front aspect, artex ceiling, carpet, radiator and power points.

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Rear Garden



Fenced boundaries, paved patio area, wooden shed.

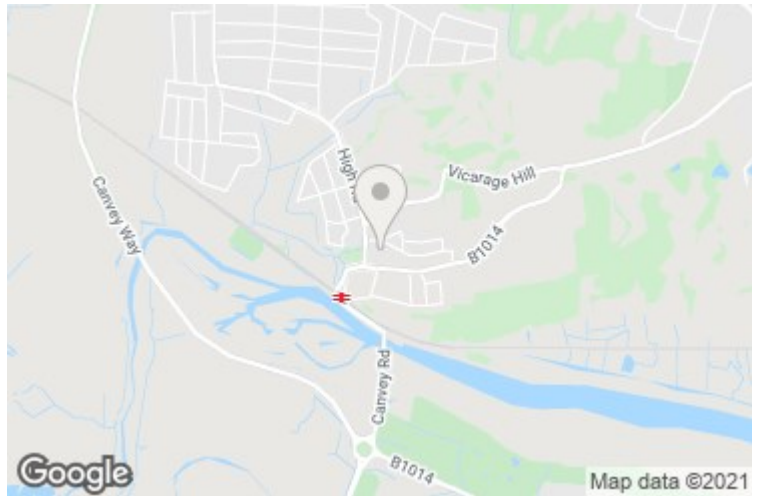


Front Garden

Paved driveway providing ample off street parking with potential extend.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			80
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E		49	
(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			77
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E		44	
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO ₂ emissions			
England & Wales		EU Directive 2002/91/EC	





GROUND FLOOR
APPROX. FLOOR
AREA 824 SQ.FT.
(76.6 SQ.M.)



1ST FLOOR
APPROX. FLOOR
AREA 438 SQ.FT.
(40.7 SQ.M.)

TOTAL APPROX. FLOOR AREA 1262 SQ.FT. (117.3 SQ.M.)

THIS PLAN IS FOR ROOM IDENTIFICATION ONLY, AND ITS ACCURACY IS NOT GUARANTEED. www.epcsinessex.co.uk
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