



COUNTRYSIDE ESTATES

205 HIGH ROAD • BENFLEET • ESSEX • SS7 5HY

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2 Eastleigh Road, Benfleet, Essex, SS7 1NH

Asking Price £400,000 Freehold

Situated in a sought after position being within a short walk of the station, a spacious 3 bedroom bungalow having been well maintained by the current vendor. Good size accommodation with spacious lounge overlooking the garden, fitted kitchen with integrated appliances.. The spacious master bedroom has bespoke fitted wardrobes and the cloakroom/wc and spacious shower room/wc. have been updated. The bungalow also benefits from a detached pitched roof garage which has been extended at the rear to create a workshop/storage area.

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Kitchen 12'10 x 8'4 (3.91m x 2.54m)



Fitted with a range of cream base, wall units and drawer pack. Matching wall cupboard concealing Worcester Gas comb central heating boiler installed in 2018. Built in eye level oven/grill and integrated microwave. Wood block effect work surfaces with inset Bosch Induction hob with canopy over with extractor fan. Inset one and half bowl sink unit with mixer tap. Integrated Fridge/Freezer, integrated washer/dryer and integrated dishwasher. Tiled splash back to work surface areas, Tiled floor, Lead light double glazed window to front and half glazed lead light door to side. Coved ceiling and ample power points. (vendor has advised that there is a matching breakfast bar that was made for the kitchen in storage)

Entrance Hall



Spacious hallway with large storage cupboard, power points, radiator, coved and skimmed finish ceiling, doors to:-

Cloakroom/W.C

Modern Vanity unit with inset oval wash hand basin with mono tap, splash back and large mirror with light over, close coupled dual flush W.C. Chrome heated towel rail/radiator. Tiled floor. Obscure window to front. Skimmed finish ceiling with inset lighting

Lounge 17'2 x 12'11 (5.23m x 3.94m)



Upvc lead light french doors to rear with matching window to side over looking the garden, feature fireplace with inset gas coal effect fire. (serviced 2019) 2 wall light points, Radiator. Coved ceiling.



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Bedroom One 16' x 10' (4.88m x 3.05m)



Spacious room with Lead light upvc window to rear, A range of bespoke fitted wardrobes to one wall with feature frosted glazed insets. Radiator, Power points. Coved ceiling

Bedroom Two 12' x 9'9



Lead light upvc window to front, Radiator, power points. Coved ceiling.

Bedroom Three/Dining Room 12'11 x 7'4 (3.94m x 2.24m)



Lead light upvc window to rear, Radiator, power points, coved ceiling.

Shower Room/W.C. 9'10 x 8'4 (3.00m x 2.54m)



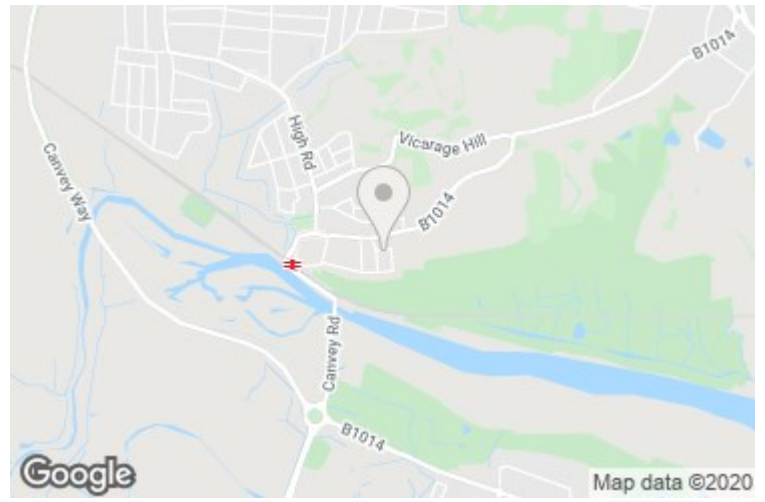
Spacious room with large walk in shower with glass screen, rain head and hand held shower, Fitted cupboards to one wall concealing system for w.c. further matching cupboards, light wood effect shelf over with inset wash hand basin with mono tap. Further large storage cupboard. Fully tiled walls with inset mosaic style boarder tiles matching shower floor tiles. Radiator with chrome heated towel rail. Bathroom mirror with touch light. Lead light obscure glazed window to front. Extractor fan.

Rear Garden 17' x 45' (5.18m x 13.72m)




Well maintained garden with patio area to one side with raised flower beds to rear, raised lawn area (AstroTurf) with flower and shrub boarder to rear and feature wrought iron railing to steps. Further corner seating area. Gated access to front. Access to :-


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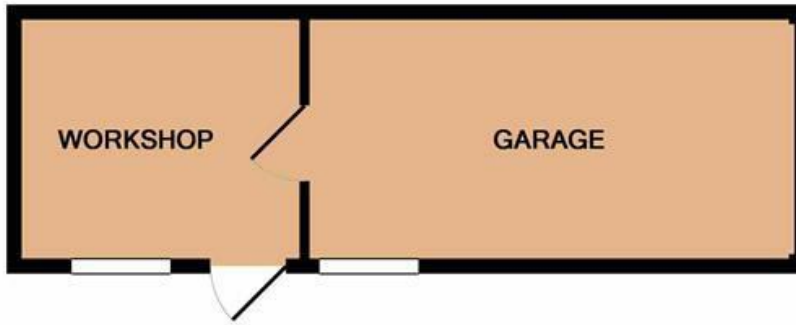


Garage

Electric up and over door, power and light, half glazed upvc door to side leading onto garden. Extended at rear to create workshop/storage area with separate half glazed upvc door to garden.

Energy Efficiency Rating	
Current	Potential
Very energy efficient - lower running costs	
(92 plus) A	86
(81-91) B	
(69-80) C	
(55-68) D	
(39-54) E	
(21-38) F	
(1-20) G	
Not energy efficient - higher running costs	
66	
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	
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Not environmentally friendly - higher CO ₂ emissions	
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TOTAL APPROX. FLOOR AREA 1156 SQ.FT. (107.4 SQ.M.)

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