



COUNTRYSIDE ESTATES

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TEL: 01268 755555 EMAIL: benfleet@countrysideestates.co.uk

www.countrysideestates.co.uk



8 Loten Road, Benfleet, Essex, SS7 5DD

Guide Price £450,000 Freehold

GUIDE PRICE £450,000 - £465,000 DOUBLE FRONTED DETACHED CHALET BUNGALOW OFFERING VERSATILE ACCOMMODATION. Situated on the popular Jotmans Estate within walking distance of shops, schools and bus services. Spacious accommodation including Kitchen/Breakfast room plus utility room, 2 reception rooms plus dining room, ground floor bedroom plus 4 further first floor bedrooms. Shower room to ground floor and bathroom to first floor. 46' x 38' Garden with patio, driveway providing off street parking plus garage.

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Entrance Porch

Double glazed full glass entrance door with obscure full height panels to either side of the door leading to:-

Dining Room 15'8 x 14'2 max (4.78m x 4.32m max)



Large bay window to front fitted with plantation shutters, staircase to first floor, radiator, coved and skimmed finish ceiling, carpet.

Lounge 13'10 x 10 (4.22m x 3.05m)



French doors with full height side panels looking out onto the garden, part glazed double doors with part glazed panel to side leading to 2nd reception room, beamed ceiling, radiator, carpet.

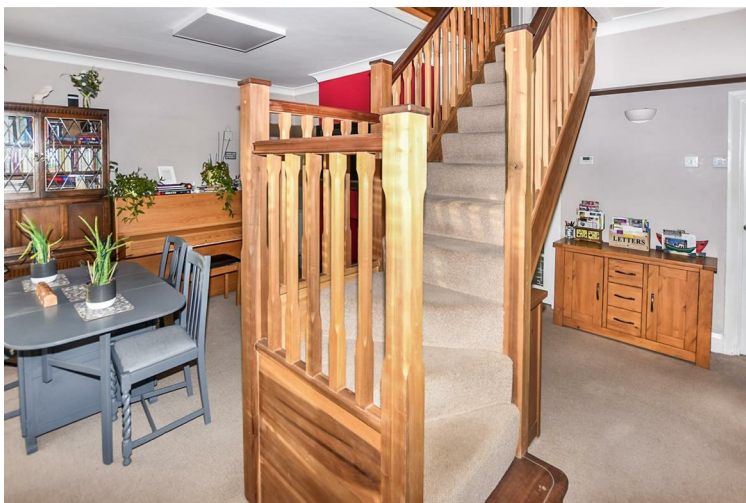
2nd Reception Room overall 12'6 x 8'7 (overall 3.81m x 2.62m)

Window to rear, beamed ceiling, radiator, carpet.

Kitchen/Breakfast Room 16'8 red to 11 x 13' red 9'9 (5.08m red to 3.35m x 3.96m red 2.97m)



L Shaped room, kitchen area fitted with a range of white gloss base and wall units, plus drawer pack, wine rack and plate rack. Built in double oven and grill, space and plumbing for dishwasher, work surfaces with inset gas hob with extractor fan over, enamel one and half bowl sink and drainer with mixer tap, tiled splash back to work surface areas, breakfast bar, Wall mounted Worcester gas central heating combination boiler, (advised serviced yearly) Dining area half glazed UPVC door with glazed side panel and circular window to side, radiator, access to utility room.



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Ground Floor Shower Room/W.C 8'5 x 4'4 (2.57m x 1.32m)



Corner curved fully tiled shower cubicle with electric shower, close coupled dual flush W.C. vanity unit with sit on basin and mono tap, tiled splash back to vanity area, chrome heated towel rail/radiator. Coved and skimmed finish ceiling with inset lighting.

Landing

Window to front, doors to:-

Bedroom One 11'3 x 10'3 (3.43m x 3.12m)



Window to front, fitted wardrobes in alcove, beamed ceiling, radiator.

Utility Room 7'6 x 5'5 (2.29m x 1.65m)

Good size room with window to rear, space and plumbing for washing machine, ample space for other appliances, open access to kitchen.

Ground Floor Bedroom Five 13'8 x 11'7 (4.17m x 3.53m)



Large bay window to front fitted with plantation shutters, radiator, coved and skimmed finish ceiling.

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Bedroom Two 11' x 9'8 inc in doorway (3.35m x 2.95m inc in doorway)



Window to rear, radiator, beamed ceiling, carpet.

Bedroom Three 11'4 x 9'max (3.45m x 2.74mmax)



At present being used as a study. Window to front, radiator, coved and skimmed finish ceiling, carpet.

Bedroom Four 11' x 9' red 8'1 (3.35m x 2.74m red 2.46m)



Window to rear, large storage cupboard, radiator, coved and skimmed finish ceiling.

Bathroom/W.C



Obscure window to rear, white suite comprising panelled bath with electric shower over and glazed folding shower screen. White gloss vanity unit with inset wash hand basin, close coupled dual flush W.C. White towel rail/radiator. Airing cupboard with radiator. Fully tiled walls. Skimmed finish ceiling.

Rear Garden 46' x 38 (14.02m x 11.58m)



Good size garden with, curved block paved patio, further hard standing at rear, garden shed. small flower bed. Gated access to front.



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Garage

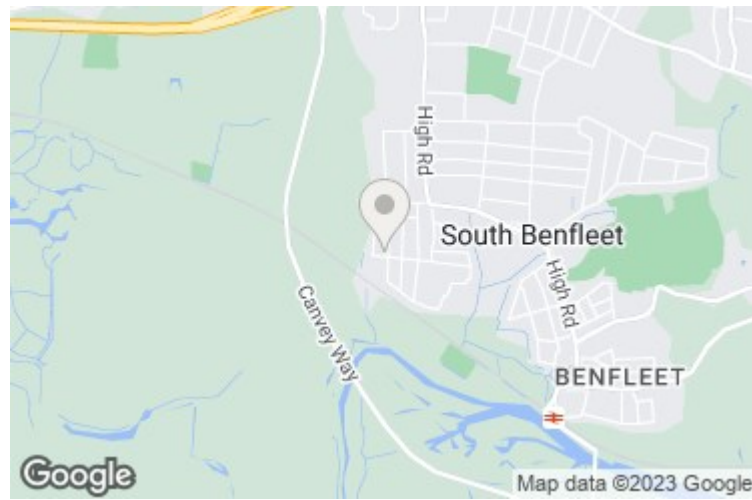
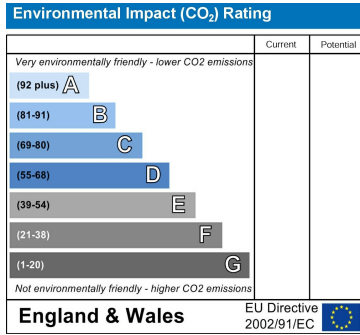
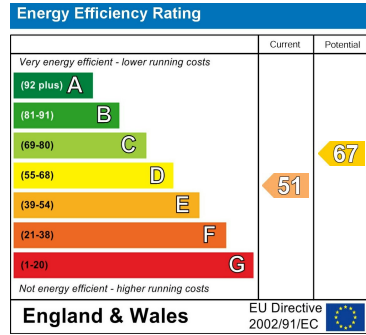
Up and over door, power and light

Front Garden

Wide frontage with access from both sides to a crazy paved driveway providing off street parking and access to the garage. Lawn area to front.

Council Tax

Band E



8 Loten Road

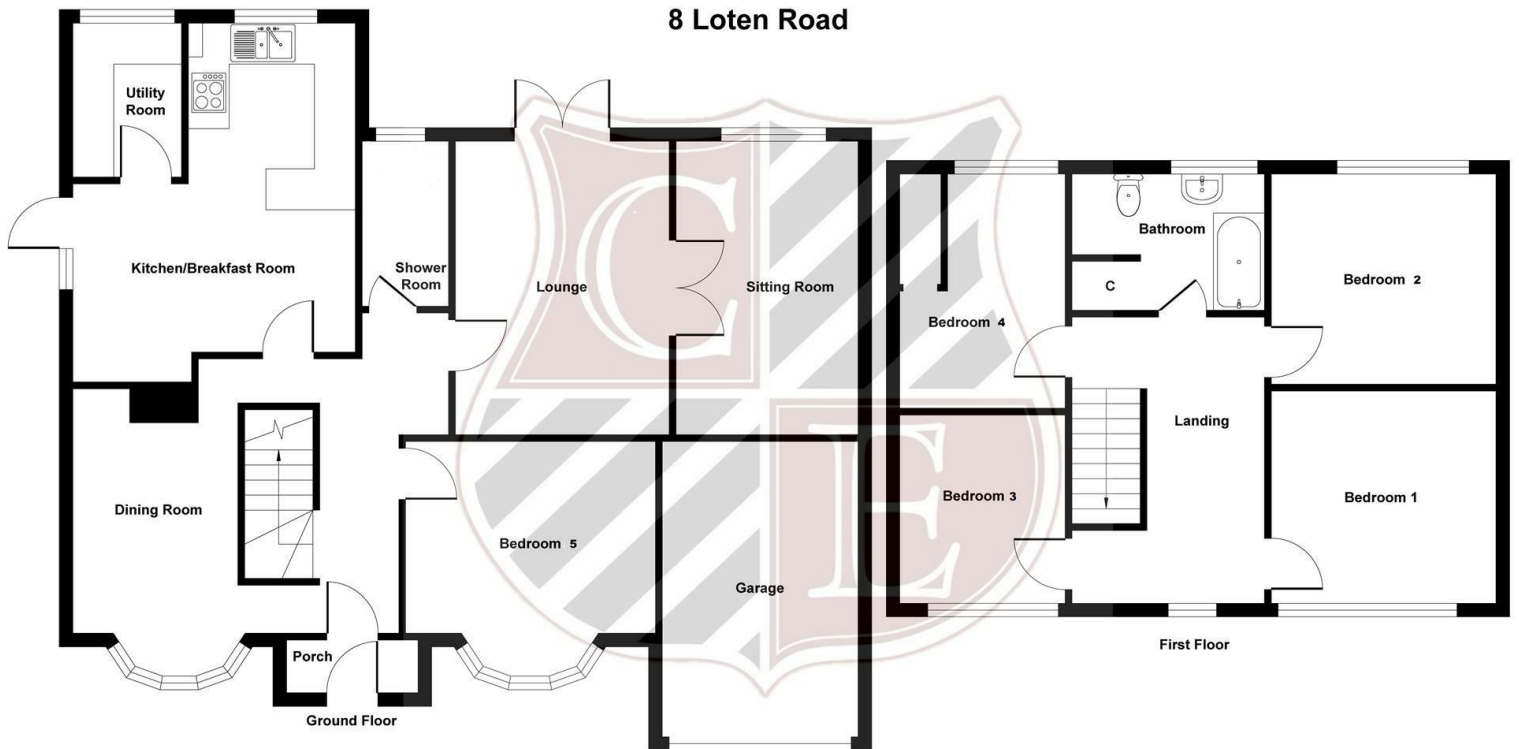


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