



COUNTRYSIDE ESTATES

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16 Hope Road, Benfleet, Essex, SS7 5JH

£329,950 Freehold

Lovely 2 bedroom cottage with light oak style upvc double glazing, Modern Gas central heating, Burglar alarm and a delightful 90ft APPROX COTTAGE STYLE ESTABLISHED AND SECLUDED GARDEN, LOCATED JUST MINUTES WALK of the station and being in King John Catchment. Deceptively spacious and finished to a high standard.

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Property Description

A delightful semi-detached 2 bedroom cottage located within just under 10 minutes walk of the station, conservation area with a variety of restaurants and pubs etc, and just a few minutes walk of shops and park. Beautifully maintained and tastefully decorated throughout, 90 ft approx established and secluded garden, Separate Lounge and Dining Room and 18ft Kitchen/Breakfast room.

Accommodation

Light Oak Style half glazed leaded light PVC door leading to :-

Hallway 12'2 x 5'7 (3.71m x 1.70m)



Spacious reception hall, radiator, wood laminate flooring, turned spindle staircase to first floor, coved and skimmed ceiling, under stairs storage cupboard

Lounge 13'5 x 12'2 (4.09m x 3.71m)



A delightful room with window to front, radiator, coved and skimmed ceiling, power points.

Dining Room 12'6 x 11'1 (3.81m x 3.38m)



Window to flank, coved and skimmed ceiling, wood laminate flooring, radiator with ornamental cover, inset ceiling lights, access to kitchen



Kitchen/Breakfast Room 18 x 12'2 reducing to 7'7 (5.49m x 3.71m reducing to 2.31m)



Window and door to garden, Fitted with excellent range of modern base and wall units, drawer pack, fitted worktops and matching breakfast bar, tiled floor, coved and skimmed ceiling with inset lights, Electric zanussi double oven, ceramic hob, integrated dishwasher, American fridge/freezer to remain and

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washing machine, inset sink unit with mixer tap. access to Lobby with door to garden, radiator, coved and skimmed ceiling, door to cloakroom :-



lighting. Coved and skimmed ceiling, Loft access which is part boarded and has lighting and ladder.

Bedroom One 12'6 x 11'4 (3.81m x 3.45m)



Two windows to rear, radiator with ornamental cover, coved and skimmed ceiling, Two double quality fitted wardrobes, adjacent drawer unit and further drawer unit



Cloakroom



Modern white suite comprising close coupled wc with push button control, vanity wash hand basin with mixer tap, tiled floor, window to flank, one wall fully tiled in attractive tiles.

Landing

Good size built in cupboard housing wall mounted ideal gas boiler (recently fitted) condensing tumble drier to remain,

Bedroom Two 12'1 x 9'0 (3.68m x 2.74m)



Window to front, coved and skimmed ceiling, Two double good quality floor to ceiling wardrobes.



Luxury Bathroom



A beautifully Re-Fitted bathroom with quality suite, Tiled panelled bath with over head and hand held shower plus folding shower screen, close coupled wc with concealed cistern and push button control, vanity wash hand basin,with mixer tap and cupboards under, extractor fan, attractive fully tiled walls,tiled floor, skimmed ceiling.

Garden 90 (27.43m)



A delightful cottage style garden commencing with paved patio area,leading to well maintained lawn area,fenced to boundaries,side entrance, well stocked flower beds with established trees and shrubs, shingle area to rear of garden with storage shed with double doors.

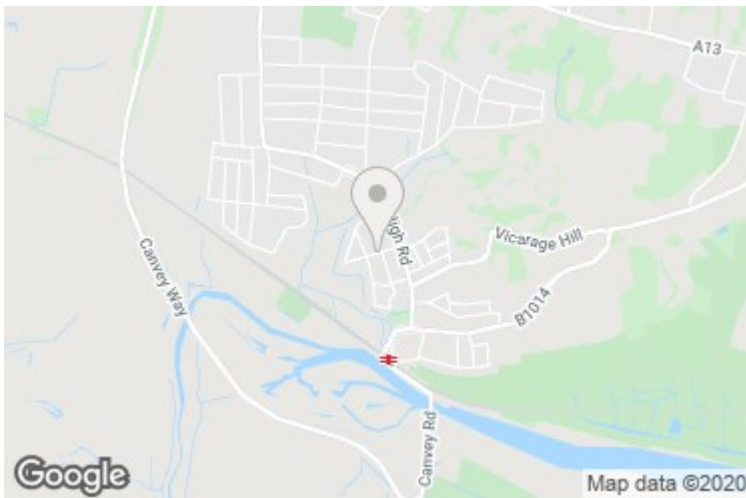


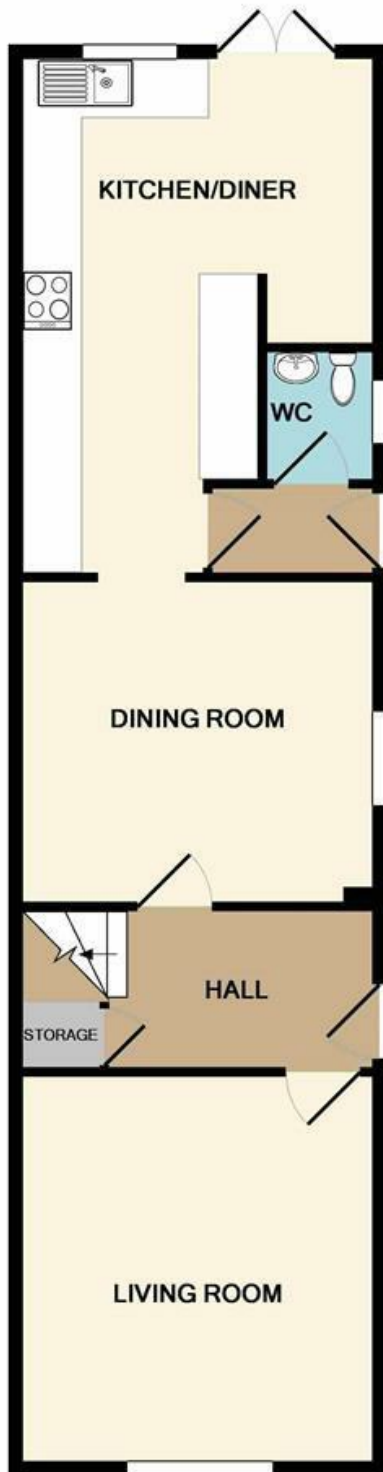
Front Garden

This provides concrete off street parking for two cars.

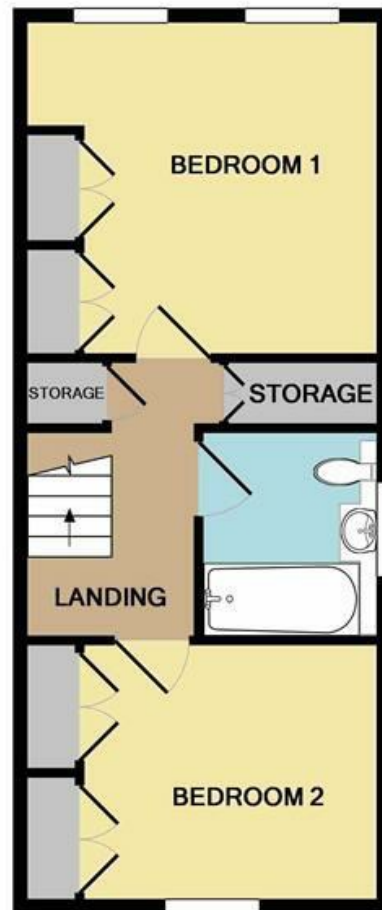
Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			87
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E		68	
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(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 583 SQ.FT.
(54.2 SQ.M.)



1ST FLOOR
APPROX. FLOOR
AREA 367 SQ.FT.
(34.1 SQ.M.)

TOTAL APPROX. FLOOR AREA 951 SQ.FT. (88.3 SQ.M.)

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