



# COUNTRYSIDE ESTATES

205 HIGH ROAD • BENFLEET • ESSEX • SS7 5HY

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**77 Hazlemere Road, Benfleet, Essex, SS7 4AF**

**Guide Price £300,000 Freehold**

Offered with no onward chain. Requiring some modernisation a spacious 3 Bedroom semi detached bungalow offering a 19'9 x 11'5 lounge, kitchen/Breakfast room 19' x 8'4. West backing garden with patio and access to a large side way providing extra parking behind double gates.

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### Lounge 19'9 x 11'5 (6.02m x 3.48m)



Two windows to rear with central upvc fully glazed door leading to garden. Radiator, coved ceiling.

### Entrance Porch



Upvc fully glazed entrance door with full glazed panel to side and window to front. Wall light point, Wood part glazed door to:-

### Entrance Hall

Laminate flooring, dado rail, Radiator, Access to loft. Doors to:-

### Kitchen/Breakfast Room 19'6 x 8'4 (5.94m x 2.54m)



Fitted with a range of light wood effect base and wall units. Built under oven/grill. Plumbing and space for dishwasher. Work surfaces with inset gas hob and one and a half bowl stainless steel sink unit with mixer tap. Tiled splash back to work surface areas, Radiator. Two storage cupboards one housing meters. Double aspect with windows to side and rear. Half glazed door to rear. Coved ceiling.



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## Bedroom One 12'9 x 8'5 (3.89m x 2.57m)



Window to front, fitted with a range of Sharps bedroom furniture which includes wardrobes, matching bedside cabinets and over bed wall cupboards. Radiator. Coved ceiling

## Bedroom Two 9'3 x 8' (2.82m x 2.44m)



Window to side, Skimmed finish ceiling. Radiator

## Bedroom Three 9'4 x 7'6 (2.84m x 2.29m)



Bay window to front, Radiator

## Separate w.c.

White close coupled dual flush w.c. Obscure window to side. Radiator.

## Bathroom



Wood panelled bath with mixer tap, shower over with folding glazed screen. Vanity unit with inset wash hand basin. Large mirror over with matching wall cabinet and pelmet lighting. Tiled floor. Obscure window to side.

## Garden 38' x 31' (11.58m x 9.45m)



Patio area, lawn with flower and shrub border. Hard standing at rear. Wide side way for further parking.

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



TOTAL APPROX. FLOOR AREA 808 SQ.FT. (75.1 SQ.M.)

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