

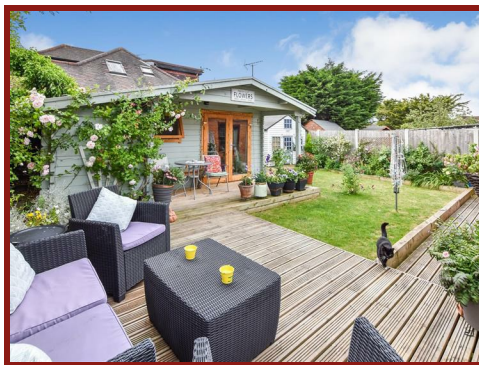


# COUNTRYSIDE ESTATES

205 HIGH ROAD • BENFLEET • ESSEX • SS7 5HY

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**21 Brook Road, Benfleet, Essex, SS7 5JB**

**Offers In Excess Of £350,000 Freehold**

Located just a minutes walk from shops, primary school and the park, is this deceptively spacious L-Shaped semi-detached three bedroom bungalow. Featuring a large lounge and 16'6 X 12 Kitchen/Diner. Three good sized double bedrooms, ample off street parking, modern re-fitted bathroom with shower. The bungalow has been well maintained and features gas fired radiator heating and Upvc double glazing. Viewing Highly Recommended.

## 21 Brook Road, Benfleet, Essex, SS7 5JB

### Hallway

Wooden door leading to good sized hallway, Amtico flooring, radiator, loft access which has a ladder, light, boarding and is insulated, skimmed ceiling.

### Lounge 18'10 x 11'3 (5.74m x 3.43m)



UPVC Double glazed french doors with adjacent windows to rear leading to the garden, Amtico flooring, radiator, skimmed ceiling.

### Kitchen/Diner 16'6 x 12 (5.03m x 3.66m)



Upvc double glazed window and door to rear and window to flank, radiator, plumbing for washing machine and dishwasher, porcelain white single drainer sink unit, range of cream coloured base and wall cupboards, fitted worktops, cupboard housing gas boiler. Amtico flooring.



### Bedroom One 12 x 11 (3.66m x 3.35m)



Upvc leaded light double glazed window to front, radiator, skimmed ceiling.

### Bedroom Two 12 x 11'6 (3.66m x 3.51m)



Upvc double glazed leaded light window to front, radiator, skimmed ceiling.

### Bedroom Three 14 x 8'10 (4.27m x 2.69m)



Upvc double glazed windows to flank, radiator, skimmed ceiling, double fitted wardrobe, cupboard housing hot water tank.

### Bathroom



Modern white re-fitted suite comprising of panelled bath with electric shower above, shower screen, close coupled wc, vanity wash hand basin with mixer tap and cupboards under, tiled floor, attractive fully tiled walls, skimmed ceiling with inset lights, chrome towel radiator, Upvc window to flank.

Garden



Decked area, lawn, water tap, side entrance with gates, large TIMBER CABIN with electricity, suitable for use as an office/work space with adjoining store area ideal for garden furniture/equipment



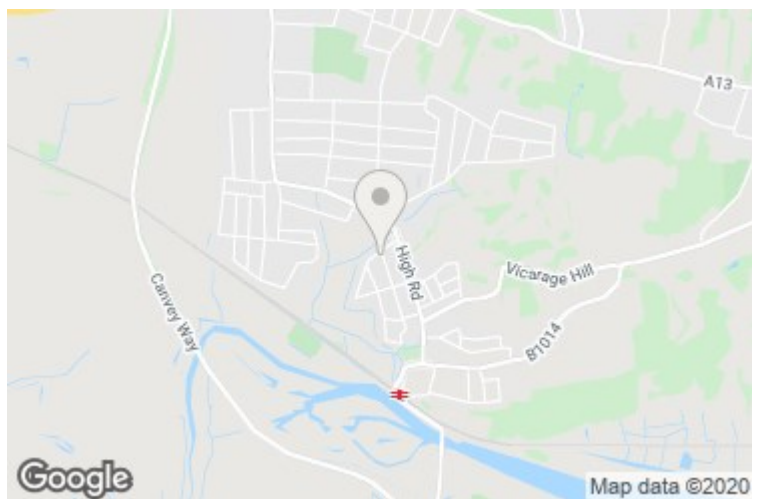
Front Garden

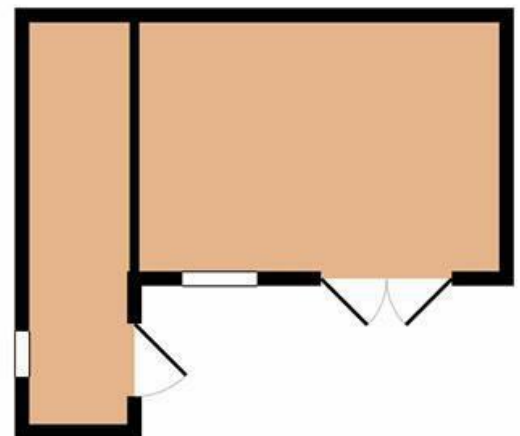
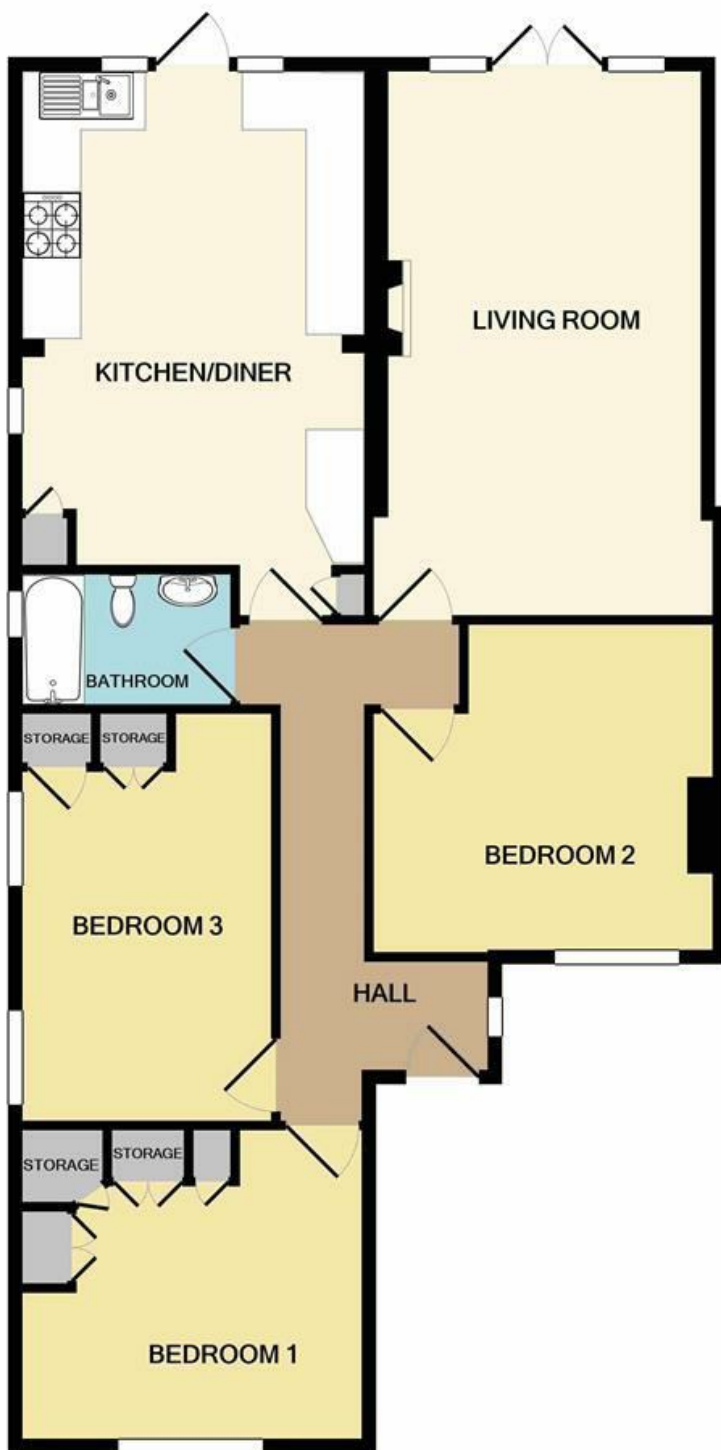


Good sized block paved driveway providing ample parking.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			85
(81-91) B		64	
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
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) A			82
(81-91) B		60	
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO <sub>2</sub> emissions			
England & Wales		EU Directive 2002/91/EC	





OUTBUILDING  
APPROX. FLOOR  
AREA 166 SQ.FT.  
(15.4 SQ.M.)

GROUND FLOOR  
APPROX. FLOOR  
AREA 916 SQ.FT.  
(85.1 SQ.M.)

TOTAL APPROX. FLOOR AREA 1083 SQ.FT. (100.6 SQ.M.)

THIS PLAN IS FOR ROOM IDENTIFICATION ONLY, AND ITS ACCURACY IS NOT GUARANTEED. [www.epcsinessex.co.uk](http://www.epcsinessex.co.uk)  
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