

# COUNTRYSIDE

## ESTATES



### 32 Oakfield Road, Benfleet, SS7 5NP

### £550,000 Freehold

Guide Price £550,000 - £575,000 BOASTING A SOUTH FACING LANDSCAPED REAR GARDEN THIS FOUR BEDROOM DETACHED FAMILY HOME ideally located within easy walking distance of local schools and just a short drive from local shopping facilities and Benfleet Station for the c2c Line to London Fenchurch St.

Open plan lounge and dining room with patio doors leading out to rear garden, a modern kitchen with integrated appliances, ground floor cloakroom, family bathroom and en-suite shower room. Block paved driveway providing off street parking in addition to the integral garage.

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### Accommodation

Upvc double glazed obscure entrance door, opening through to:

### Entrance Hall



Tiled flooring, coved artex ceiling, radiator, and power points. Doors leading to:

### Kitchen 14'8 x 9'1 (4.47m x 2.77m)



Upvc double windows to both front and side aspects, tiled flooring, smooth plastered ceiling with inset spotlights, modern grey gloss fitted kitchen with oak effect worktops and matching splashbacks, inset one and half stainless steel sinks with drainer and chrome mixer tap, five ring gas hob with extractor fan over, integrated oven and microwave oven, dishwasher, fridge and freezer, space for washing machine. Door to side, radiator and power points.



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Lounge 19'6 max x 14'4 (5.94m max x 4.37m )



Upvc double glazed patio doors opening to rear garden, carpet, coved artex ceiling, radiator, TV and power points. Open plan to:

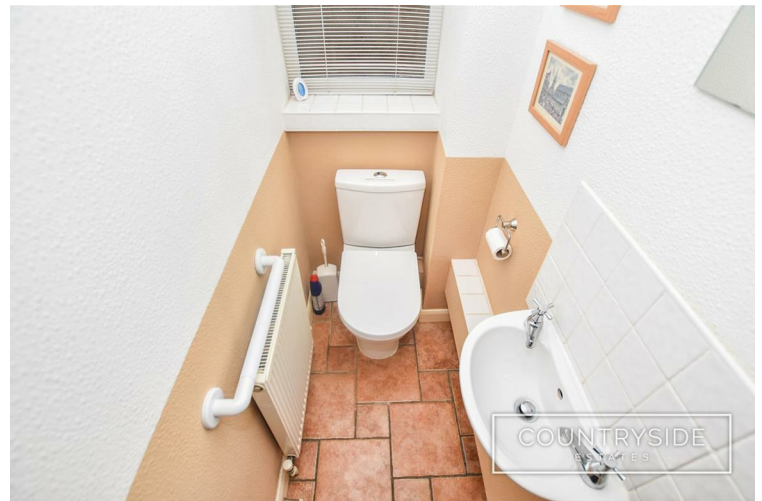
Dining Room 9'11 x 9'2 (3.02m x 2.79m )



Upvc double glazed window to side aspect, carpet, coved artex ceiling, radiator and power points.



### Ground Floor Cloakroom



Upvc double glazed obscure window to side aspect, tiled flooring, coved artex ceiling, wall mounted hand wash basin with dual taps and tiled splash back, close coupled W.C, radiator.



### Landing



Upvc double glazed obscure window to side aspect, carpet, artex ceiling, airing cupboard, access to loft via ceiling hatch with pull down ladder. Doors leading to:

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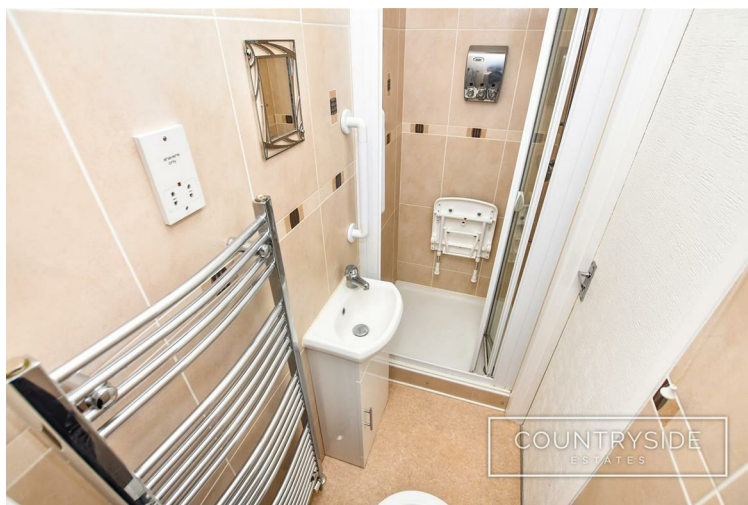
### Bedroom One 14'3 x 9'11 (4.34m x 3.02m )



Upvc double glazed window to rear aspect, laminate tiled effect flooring, coved artex ceiling, fitted wardrobes, radiator, TV and power points.



### En-Suite



Upvc double glazed obscure window to side aspect, vinyl flooring, artex ceiling, fully tiled walls, shower cubicle with glass doors, vanity unit with inset hand basin and chrome mixer tap, bidet, wall mounted chrome heated towel rail.

### Bedroom Two 12'8 x 9'2 (3.86m x 2.79m)

Upvc double glazed window to rear aspect, carpet, coved artex ceiling, radiator, TV and power points.

### Bedroom Three 12'1 x 9'9 (3.68m x 2.97m)

Upvc double glazed window to front aspect, carpet, coved artex ceiling, range of fitted bedroom furniture, radiator, TV and power points.

### Bedroom Four 12'4 x 12'0 (3.76m x 3.66m)



Upvc double glazed window to front aspect, laminate tiled effect flooring, coved artex ceiling, fitted wardrobes with mirrored sliding doors, radiator, TV and power points.

### Bathroom 7'8 x 6'5 (2.34m x 1.96m)



Upvc double glazed obscure window to side aspect, vinyl flooring, coved artex ceiling, fully tiled walls, panelled bath with hand held shower and chrome mixer tap, vanity unit with inset hand wash basin and chrome mixer tap, concealed cistern W.C, radiator.

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### Rear Garden



Approx. 50ft south facing landscaped rear garden, commencing with sun patio, stepping stones through lawn leading to gravelled area at rear boundary, bordered with flower beds, space for shed and green house, side access, external lighting and water tap.



### Garage 16'3 x 9'4 (4.95m x 2.84m)

Up and over garage door, upvc double glazed door to rear garden, lighting and power points.

### Front Garden



Low maintenance block paved driveway providing off street parking, flowerbeds to borders.

### Council Tax

BAND E Castle Point Borough Council

32 Oakfield Road, Benfleet, SS7 5NP

| Energy Efficiency Rating                    |                                                                                   |                                                                                                              |
|---------------------------------------------|-----------------------------------------------------------------------------------|--------------------------------------------------------------------------------------------------------------|
|                                             | Current                                                                           | Potential                                                                                                    |
| Very energy efficient - lower running costs |                                                                                   |                                                                                                              |
| (92 plus) A                                 |  |                             |
| (81-91) B                                   |                                                                                   |                                                                                                              |
| (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<br>2002/91/EC  |

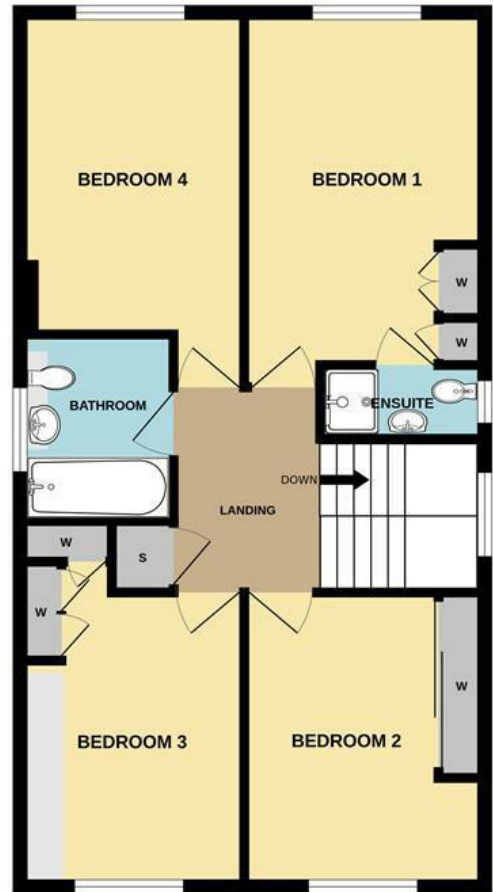
| Environmental Impact (CO <sub>2</sub> ) Rating      |         |                            |
|-----------------------------------------------------|---------|----------------------------|
|                                                     | Current | Potential                  |
| Very environmentally friendly - lower CO2 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 CO2 emissions |         |                            |
| England & Wales                                     |         | EU Directive<br>2002/91/EC |



Ground Floor  
705 sq.ft. (65.5 sq.m.) approx.



1st Floor  
631 sq.ft. (58.6 sq.m.) approx.



epcsinessex

TOTAL FLOOR AREA: 1336 sq.ft. (124.1 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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