

# COUNTRYSIDE ESTATES



**39 London Road, Benfleet, Essex, SS7 5TH**

**£1,300 PCM**

Offered TO LET is this two bedroom semi detached chalet, situated within easy reach of the local A-roads, close to the bus stops, High Street and Supermarket. Comprising of an entrance hallway, ground floor bedroom or office, lounge, generous size modern kitchen with dining area. To first floor there is the master bedroom with a modern four piece bathroom suite!

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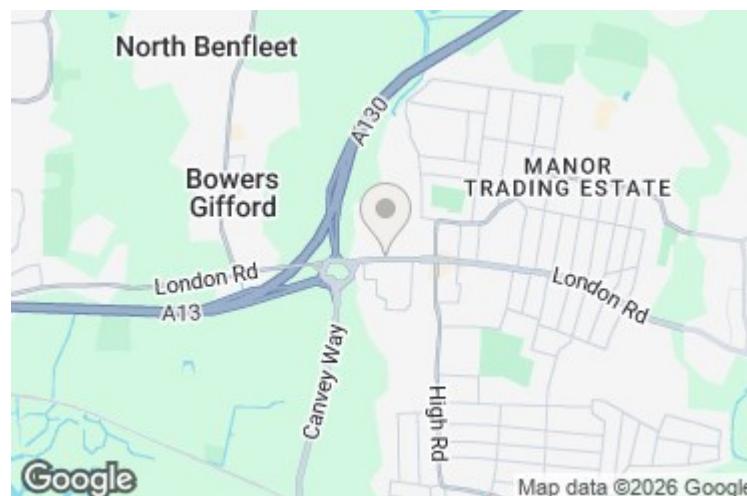
Offered TO LET is this two bedroom semi detached chalet, situated within easy reach of the A13, A127 and A130 and is close to the bus stops, local High Street and Supermarket. Comprising of an entrance hallway, ground floor bedroom or office, lounge, generous size modern kitchen with dining area. To first floor there is the master bedroom with a modern four piece bathroom suite. Externally there is a driveway and spacious rear garden! Available immediately!

Semi Detached Chalet /  
Great Location /  
Entrance Hallway /  
Lounge 17'0 x 9'0 /  
Modern Kitchen Diner 16'3 x 10'0 /  
Ground Floor Bedroom Or Office 8'6 X 8'5 /  
Master Bedroom 12'0 x 10'0 Plus Eaves Storage /  
Four Piece Bathroom Suite 9'08 x 8'06 /  
Rear Garden With Shed /  
Off Street Parking /

EPC Band D / Council Tax Band C / Referencing Required /  
Available Immediately /

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 2002/91/EC		

Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions			
(92 plus)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
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Not environmentally friendly - higher CO <sub>2</sub> emissions			
England & Wales	EU Directive 2002/91/EC		



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