



# COUNTRYSIDE ESTATES

205 HIGH ROAD • BENFLEET • ESSEX • SS7 5HY

TEL: 01268 755555 EMAIL: [benfleet@countrysideestates.co.uk](mailto:benfleet@countrysideestates.co.uk)

[www.countrysideestates.co.uk](http://www.countrysideestates.co.uk)



**119 Clifton Avenue, Benfleet, Essex, SS7 5QU**

**£385,000 Freehold**

Offered with no-onward chain a spacious 3 bedroom detached bungalow offering spacious living accommodation and benefiting from a south backing garden. Block paved driveway providing off street parking and leading to a detached garage. Situated within walking distance of the shops in the high road and bus services.

# 119 Clifton Avenue, Benfleet, Essex, SS7 5QU

Wooden side entrance door with glazed inset leading to:-

## L-Shaped Entrance Hall

Spacious L shaped entrance hall, coconut matting in lobby area, laminate flooring to remainder of the hallway. Meter cupboard above front door and modern consumer unit. 2 wall light points, radiator, loft hatch. Airing cupboard housing hot water tank.

**Lounge/Diner 20'9 red 11'3 x 15'8 red 8'5 (6.32m red 3.43m x 4.78m red 2.57m)**



L-Shaped room with bay window to front in lounge area and second window to front in dining area. Wooden fire surround with tiled hearth and free standing electric log burner style fire. 3 wall light points, oak flooring, glazed serving hatch in dining area.



**Kitchen 10'9 x 8'6 (3.28m x 2.59m)**



Fitted with a range of oak effect base and wall units, ample work surface area with tiled splash back. Built in Stoves double oven/grill, Stoves stainless steel gas hob with pull out extractor fan over. Integrated fridge/freezer. Inset one and half sink unit with mixer tap. Window and half glazed door to side. Half glazed sliding door to hallway.

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**Bedroom Three 9'4 x 7'8 (2.84m x 2.34m)**



**Bedroom One 12'5 x 11'1 (3.78m x 3.38m)**

Window to side, laminate flooring, radiator.



**Shower Room**



Window to rear, fitted wardrobes to one wall with over bed cupboards, matching chest of drawers. Wall light point, radiator.

White suite comprising close coupled dual flush W.C. White gloss vanity unit with inset wash hand basin. shaver point, Large shower cubicle with mirrored doors. Towel rail/radiator. Obscure window to side.

**Bedroom Two 12'4 x 8'7 (3.76m x 2.62m)**



**Garden 35' x 30' (10.67m x 9.14m)**



Window to rear. Fitted wardrobes to one wall and over bed cupboards. radiator.

South backing commencing with block paved patio which continues to the side of the property. flower and shrub borders with shingled area in the centre, feature circle patio in the centre. Fully fenced boundaries. Access to garage. Access to both sides of the property via wrought iron gates.



**Garage 21'5 x 8'3 (6.53m x 2.51m)**

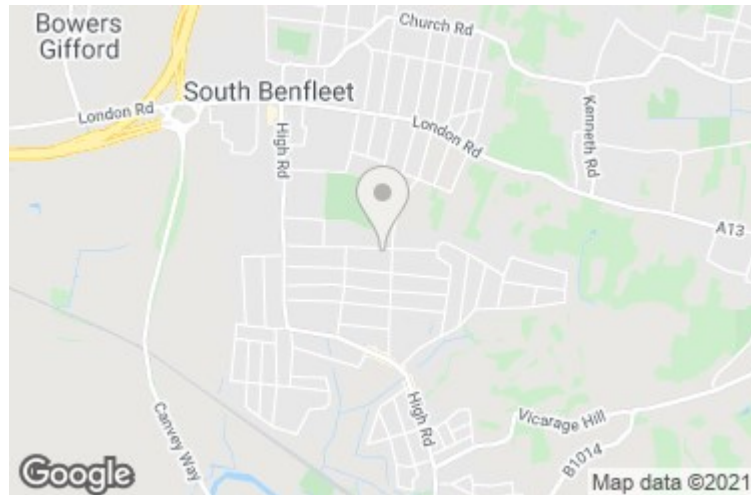
Up and over door, power and light. Half glazed door to side.

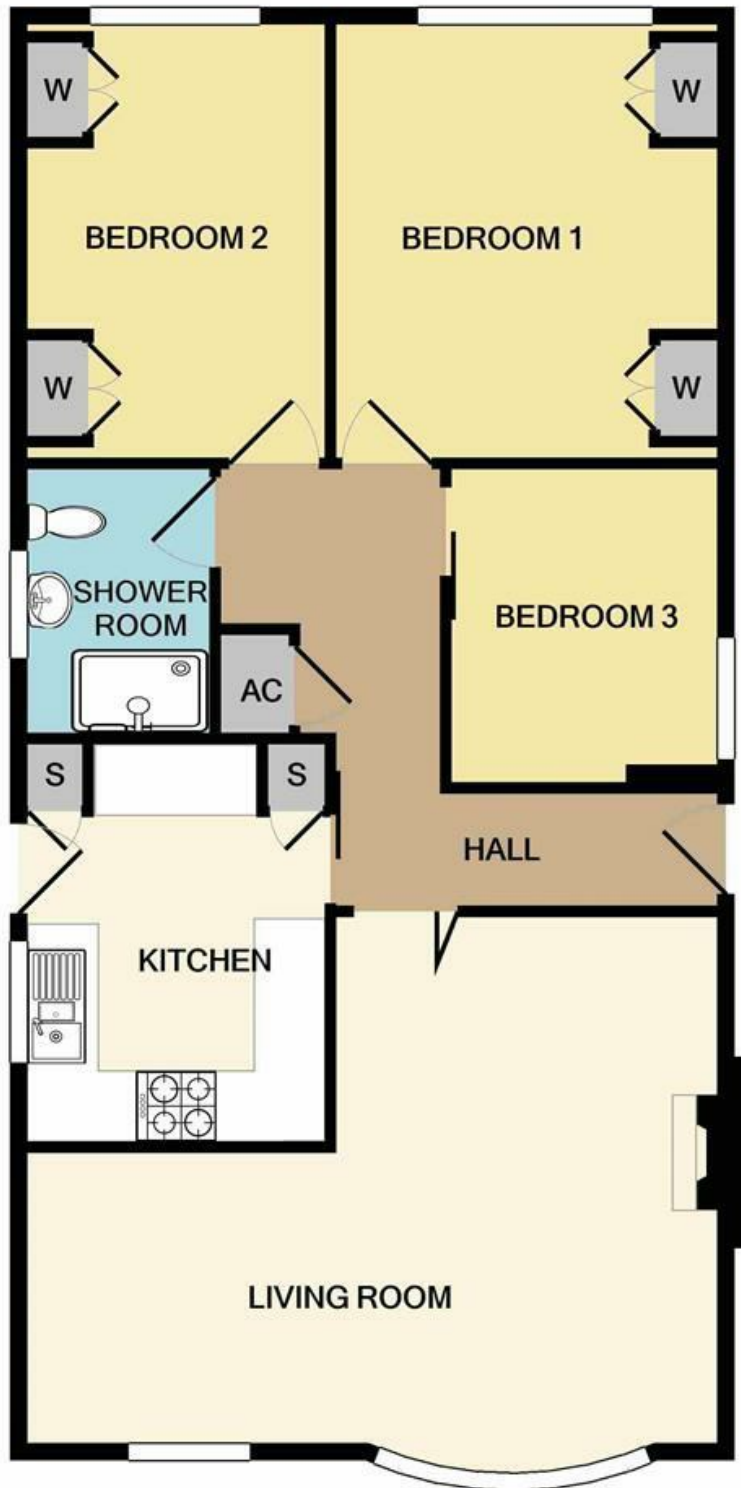
**Front Garden**

Double wrought iron gates leading to block paved driveway leading to garage, (side way to garage narrowest point is 6'8) Shrub and flower beds.

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		
	64	82
<b>England &amp; Wales</b>	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		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO <sub>2</sub> emissions		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	





TOTAL APPROX. FLOOR AREA 792 SQ.FT. (73.5 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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