



# 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)



**215 Kimberley Road, Benfleet, Essex, SS7 1DS**

**£625,000 Freehold**

AN IMPRESSIVE FOUR BEDROOM DETACHED BUNGALOW positioned within a private driveway servicing only two other properties. Offering substantial living accommodation comprising of a spacious lounge open plan to dining room/bar area and a kitchen/breakfast room. Externally the property boasts a landscaped garden approx. 74' wide with paved patios and lawn areas. At the front of the bungalow a block paved driveway and a double garage providing extensive off road parking.

\* NO ONWARD CHAIN \* POTENTIAL TO CREATE A SELF CONTAINED ANNEX \*  
\* VIEWING HIGHLY RECOMMENDED \*

## 215 Kimberley Road, Benfleet, Essex, SS7 1DS

### Property Description

AN IMPRESSIVE FOUR BEDROOM DETACHED BUNGALOW positioned within a private driveway servicing only two other properties. Situated in South Benfleet, close to shopping facilities at Benfleet High Road and Tarpots, Boyce Hill Golf and Benfleet Station a short drive away. Offering substantial living accommodation comprising of a spacious lounge open plan to dining room/bar area and a kitchen/breakfast room. Two large bedrooms with access to a jack and jill en-suite plus another two bedrooms and a bathroom. Externally the property boasts a landscaped garden approx. 74' wide with paved patios and lawn areas. At the front of the bungalow a block paved driveway and a double garage providing extensive off road parking.

### Accommodation

Wood glazed entrance door, opening to:

### Entrance Hall

L-shapes hallway, carpet, coved smooth plastered ceiling, decorative dado rail, two radiators, airing cupboard and power points.

Access to large loft space via pull down ladder mostly boarded.

Doors leading to:

### Lounge 17'0 x 14'0 (5.18m x 4.27m)



Wood framed double glazed bay window to front aspect, coved artex ceiling, carpet, decorative dado rail, brick built feature fireplace with inset gas fire, radiator, TV and power points. Open plan to Dining Room/Bar area.



### Dining Room/Bar Area 14'0 x 12'11 (4.27m x 3.94m)



Metal framed double glazed sliding patio doors opening to rear, beamed artex ceiling, carpet, decorative dado rail, two radiators, TV and power points. Built in bar with shelving plus mixer tap and sink. Open plan to Lounge.



### Kitchen/Breakfast Room 20'0 x 9'10 (6.10m x 3.00m)



Wooden framed double glazed sliding patio doors and single door opening to rear, wood framed double glazed window to rear aspect, coved smooth plastered ceiling, vinyl flooring, fitted kitchen with breakfast bar and tiled splash backs, stainless steel one and half sink with drainer and chrome mixer tap,

## 215 Kimberley Road, Benfleet, Essex, SS7 1DS

integrated appliances comprising of NEFF gas hob and oven, washing machine and microwave. Two radiators, TV, telephone and power points.



### Jack and Jill En-Suite 10'0 x 8'11 (3.05m x 2.72m)



Access via both bedrooms one & two. Tiled flooring and fully tiled walls, artex ceiling, vanity style wash hand basin, corner paneled bath, separate shower cubicle, close coupled w/c and bidet, radiator.



### Inner Lobby

Providing access to both bedrooms three & four, carpet, double storage cupboard, radiator.

### Bedroom One 16'0 x 14'0 (4.88m x 4.27m)



Wooden framed double glazed bay window to front aspect, carpet, artex ceiling, two storage cupboards one housing the boiler, radiator, TV and power points.

### Bedroom Two 15'0 x 14'0 (4.57m x 4.27m)



Metal framed double glazed sliding patio doors to opening to rear, wooden framed double glazed window to rear aspect, carpet, artex ceiling, range of fitted wardrobes, radiator, TV and power points.

# 215 Kimberley Road, Benfleet, Essex, SS7 1DS



**Bathroom 7'10 x 6'0 (2.39m x 1.83m)**



## **Please Note**

Bedrooms One & Two and En-suite are serviced by a separate boiler to the remainder of the property. It is within this section of the property that could be used to create a self contained annex.

Wooden framed obscure double glazed window to side aspect, artex ceiling, vinyl flooring, fully tiled walls, vanity unit wash hand basin, walk-in shower, close coupled w/c, bidet and radiator.

**Bedroom Three 13'0 x 8'10 max (3.96m x 2.69m max)**



Wooden framed double glazed window to front aspect, carpet, coved smooth plastered ceiling, radiator, TV and power points.

**Rear Garden approx 74' wide (approx 22.56m wide)**



Landscaped rear garden, crazy paved patio area to rear of property stepping down to lawn, planted boundaries and rockery, brick built BBQ, access door to garage and side access, external lights and power points. Two wooden shed plus a large concrete prefab shed.

**Bedroom Four 9'11 x 9'0 (3.02m x 2.74m)**



Wooden framed double glazed window to front aspect, carpet, coved artex ceiling, radiator, TV and power points.

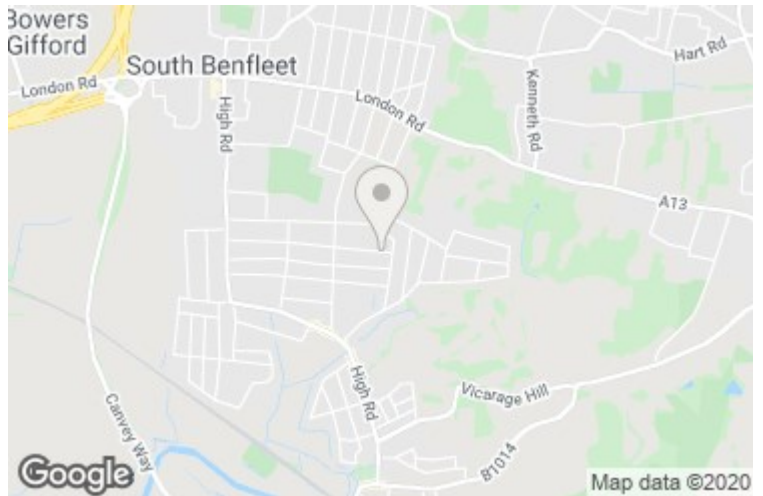


# 215 Kimberley Road, Benfleet, Essex, SS7 1DS



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) <b>A</b>			73
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>		53	
(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>			66
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>		45	
(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	



## Double Garage 17'0 x 15'10 (5.18m x 4.83m)

Up and over door, wooden framed window to rear aspect and upvc glazed rear door. Lighting and power points.

## Front Garden



Impressive frontage set within a private road servicing only two other properties with block paved driveway providing off street parking for several vehicles, boarded with planted flower beds.



TOTAL APPROX. FLOOR AREA 1959 SQ.FT. (182.0 SQ.M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan 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.  
 Made with Mstropix ©2019



These particulars do not constitute any part of an offer or contract. Accordingly their accuracy is not guaranteed. Any prospective purchaser or lessee should satisfy themselves to the correctness of statements or information in these particulars.