

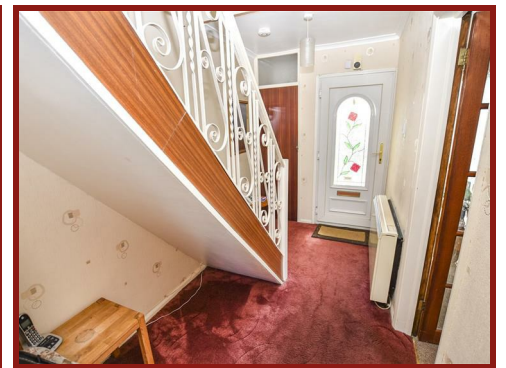


# COUNTRYSIDE ESTATES

205 HIGH ROAD • BENFLEET • ESSEX • SS7 5HY

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**75 Chesterfield Avenue, Benfleet, SS7 4AH**

**£400,000 - £415,000 Freehold**

GUIDE PRICE £400,000 - £415,000. BUILT IN THE 1960'S AND OCCUPYING A CORNER PLOT A DETACHED THREE BEDROOM HOUSE IN THE ROBERT DRAKE CATCHMENT. Offering spacious accommodation which is in need of updating, however the property has been priced accordingly and is available with NO ONWARD CHAIN.

# 75 Chesterfield Avenue, Benfleet, SS7 4AH

**Entrance Hall 12'4 x 6 (3.76m x 1.83m)**



UPVC door with leaded and stained glass window leading to spacious entrance hall, staircase to first floor with wrought iron balustrading, power points, electric storage heater, built in cupboard with consumer unit, telephone point.

**Lounge 16'5 x 12 (5.00m x 3.66m)**



Window and door to rear, coved and artex ceiling with ornamental ceiling rose, feature fireplace with gas point,



**Dining Room/Sitting Room 15 x 10 (4.57m x 3.05m)**



Full height picture window to front, coved and artex ceiling with two ornamental ceiling roses, electric storage heater, panelled glazed door and borrowed light window to kitchen.

**Kitchen 11'1 x 8'2 (3.38m x 2.49m)**



Window to front, fitted with range of oak style base and wall cupboards, drawer pack, gas cooker to remain with concealed extractor hood above, fitted worktops with splashback tiling, coved and artex ceiling, door to lobby with door leading to garden, loft access and two power points.

**Utility Room 5'1 x 4'7 (1.55m x 1.40m)**

Window to flank, wall gas boiler supplying hot water, fitted worktop with washing machine under to remain.

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**Shower Room 6'5 x 4'7 (1.96m x 1.40m)**



White suite comprising of corner shower cubicle, close coupled wc, pedestal wash hand basin, chrome towel electric radiator, fully tiled walls.

**Bedroom Two 11'9 x 9'5 (3.58m x 2.87m)**



Window to rear, electric storage heater.

**Landing**



Window to flank, linen cupboard, loft access.

**Bedroom Three 9 x 6'7 (2.74m x 2.01m)**



Window to rear, electric storage heater.

**Bedroom One 16'5 x 10 (5.00m x 3.05m)**



Large window to front, electric storage heater.

**Bathroom 7'10 x 5 (2.39m x 1.52m)**



Window to flank, panelled bath with wall mounted independent shower unit with curtain and rail, close coupled wc, pedestal wash hand basin, coved and artex ceiling, fully tiled walls.

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## Rear Garden 50 x 34 (15.24m x 10.36m)



Fenced to boundaries, shed and summerhouse, two side entrances one with water tap and both with wrought iron gates, lawned area, flower beds, paved patio and block paved area to rear in front of garage.



### Detached Garage

To rear of garden with access via Hazlemere Road.

### Built 1960'S

Owned since new by original vendors.

## Front Garden



large block Paved area with fencing to boundaries and inset flower beds, subject to planning the front garden could be utilised to create additional parking.

## Council Tax Band D

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			
		44	80
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			
(39-54) E			
(21-38) F			
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Not environmentally friendly - higher CO <sub>2</sub> emissions			
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75 Chesterfield avenue

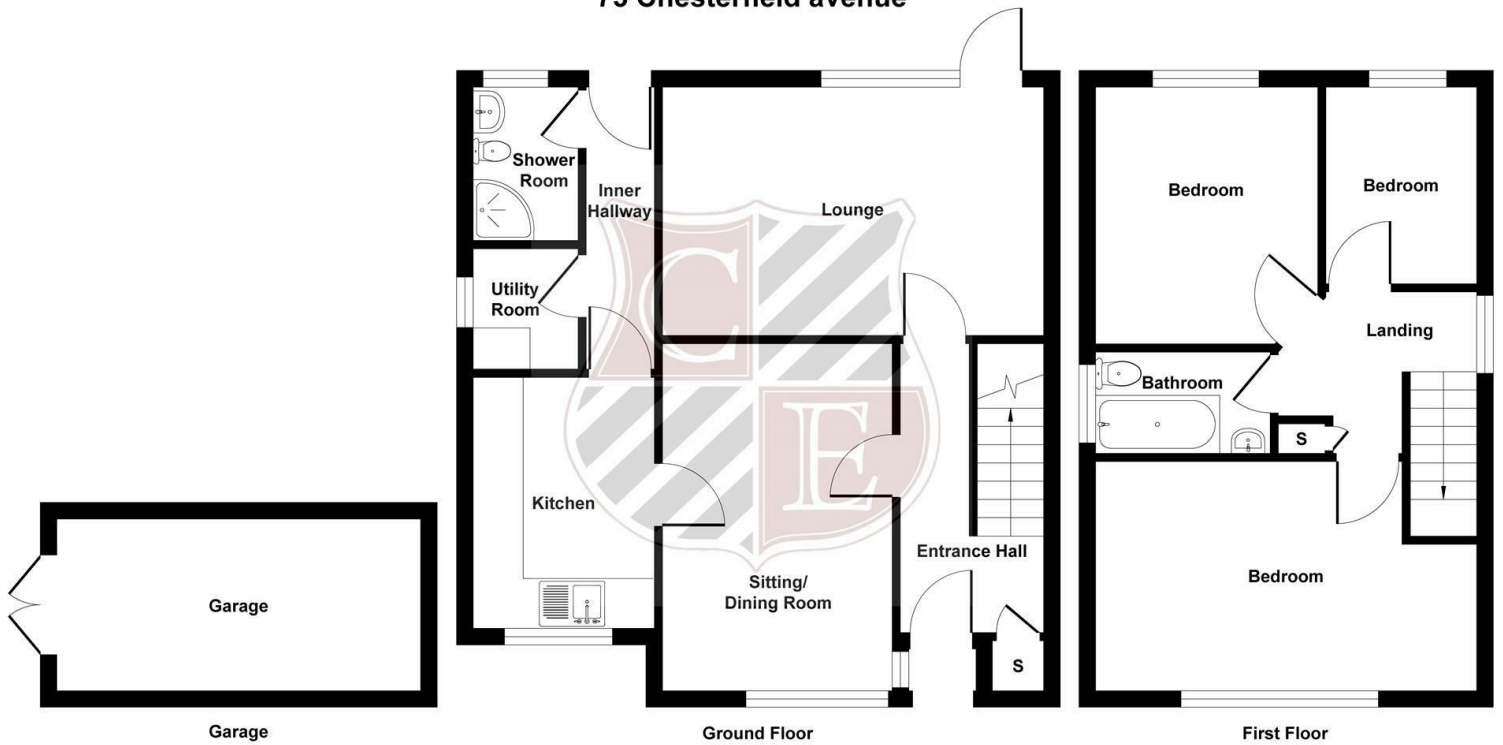


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