

COUNTRYSIDE

ESTATES



42 Stanway Road, Benfleet, SS7 5UX
£525,000 Freehold

NO ONWARD CHAIN. A three-bedroom detached bungalow offering wide side access to a double garage and large garden measuring 125ft max x 78ft max. The property offers good sized accommodation and offers much scope and potential for extensions or conversion subject to planning to create a much larger home.

Located in a highly desirable area of Benfleet with a short walk to Tarpots shopping facilities and in catchment for Kents Hill Primary School and Appleton Secondary School.

42 Stanway Road, Benfleet, SS7 5UX

Accommodation

Upvc double glazed entrance door, opening to:

Entrance Hall



Carpet, textured ceiling, radiator, telephone and power points. Access to loft via hatch with pull down ladder. (Loft is partially boarded). Doors leading to:

Lounge 12'11 x 11'11 (3.94m x 3.63m)



Upvc double glazed window to front aspect, carpet, textured ceiling, feature stone fireplace, radiator, TV and power points.



Kitchen 11'2 x 11'0 (3.40m x 3.35m)



Upvc double glazed windows to both rear and side aspects, glazed door leading to rear garden, vinyl flooring, fully tiled walls, fitted wall and base units with laminate worktops and breakfast bar, inset one and half sinks with drainer and chrome mixer tap, freestanding appliances comprising, electric hob and oven with extractor fan over, under counter fridge and freezer, dishwasher and washing machine. power points and radiator.



Bedroom One 12'1 x 10'11 (3.68m x 3.33m)



Upvc double glazed window to front aspect, carpet, textured ceiling, radiator and power points.

42 Stanway Road, Benfleet, SS7 5UX

Bedroom Two 12'0 x 10'10 (3.66m x 3.30m)



Upvc double glazed window to side aspect, carpet, textured ceiling, range of fitted wardrobes, radiator and power points.

Bedroom Three 10'5 x 8'9 (3.18m x 2.67m)



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

Bathroom 6'7 x 5'8 (2.01m x 1.73m)



Upvc double glazed obscure window to rear aspect, vinyl flooring, fully tiled walls, paneled bath with electric power shower over and bi-folding glass screen, pedestal hand wash basin with chrome mixer tap, close coupled W.C, radiator.

Rear Garden

Measuring a maximum depth of approx. 125 FT with maximum width of approx. 78FT. West facing garden commencing with patio area, leading to lawn with established shrubs and trees, two detached garages and a large pond to rear.



42 Stanway Road, Benfleet, SS7 5UX



Detached Double Garage 20'4 x 16'8 (6.20m x 5.08m)



Up and over door, windows to both rear and side aspects, personal door to side, power points and lighting.

Detached Single Garage 16'11 x 9'2 (5.16m x 2.79m)
Barn style doors, concrete construction.

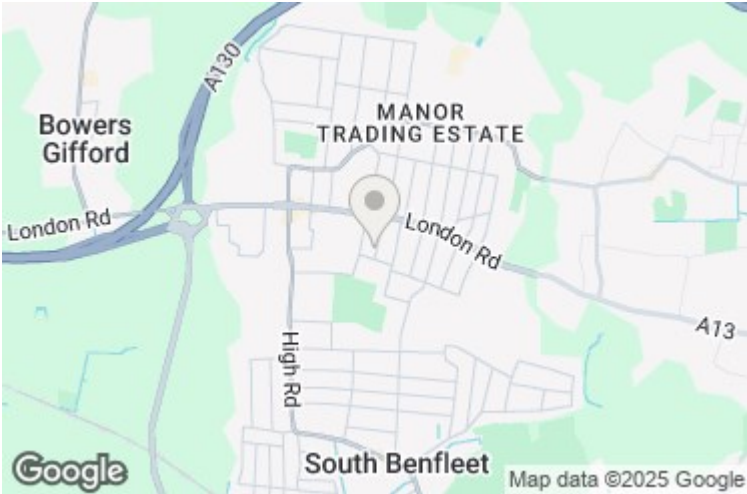


Front Garden



Low leveled wall frontage measuring approx. 59FT wide, hard standing driveway providing off street parking and access to double garage to rear, mostly laid to lawn with pathways leading to front entrance.

42 Stanway Road, Benfleet, SS7 5UX



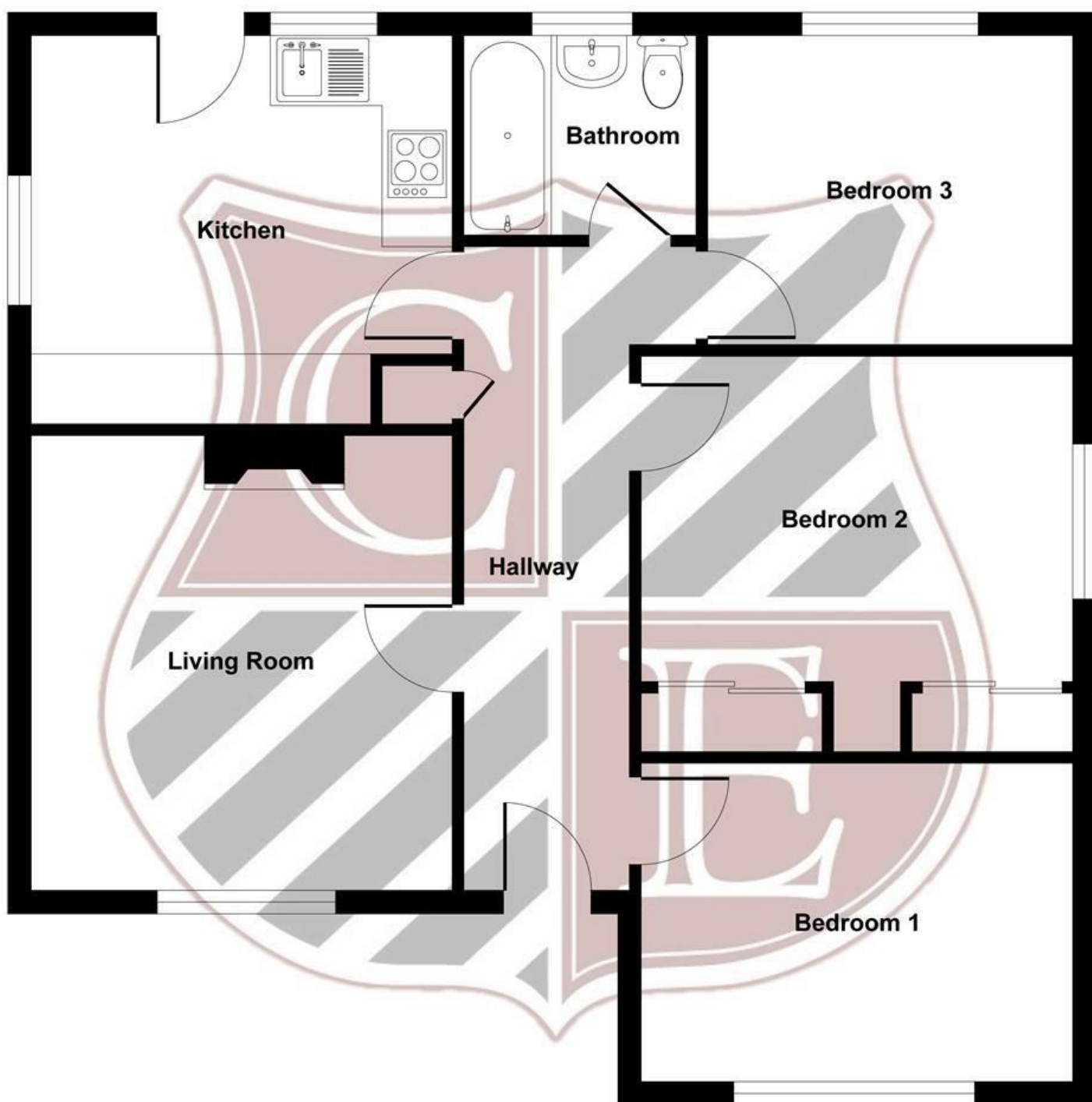
Council Tax
BAND D

This property offers extensive potential to extend, whether it be single story or two stories to create a spacious family home, being positioned on a spacious plot creating endless opportunity to create the ideal home STP (subject to planning).



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			85
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E		61	
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

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



Floor Plan

Illustration for identification purposes only, measurements are approximate, not to scale.

Produced by Elements Property

205 High Road, Benfleet, SS7 5HY | 01268 755555 | sales@countrysideestates.co.uk | www.countrysideestates.co.uk



COUNTRYSIDE ESTATES (SALES) LTD | COMPANY No.: 11867260 (England)
 REGISTERED ADDRESS: Matrix House 12-16 Lionel Road, Canvey Island, England, SS8 9DE | VAT No.: 332342143