

# COUNTRYSIDE

## ESTATES



### 39 Benfleet Park Road, Benfleet, SS7 5HG

### £375,000 Freehold

NO ONWARD CHAIN THIS EXTENDED SEMI-DEATCHED HOME OFFERING SPACIOUS LIVING ACCOMMODATION. In need of modernization the property boasts front to back lounge and kitchen/diner, three double bedrooms and a good size bathroom. Externally, an approx. 38FT rear garden mostly laid to lawn with detached garage and 11ft wide side access. To the front block paved driveway providing ample off street parking.

The property is situated in the ever popular Jotman's estate which is just a short walk from local shops and schools.

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### Accommodation

Wooden part glazed entrance door, leading through to:

### Entrance Porch



Upvc double glazed window to front aspect, artex ceiling, carpet, power points. Door through to:

### Kitchen/Diner 28'1 x 10'10 (8.56m x 3.30m)



Upvc double glazed windows to both front and side aspects, aluminium double glazed sliding patio doors leading out to rear garden, artex ceiling, carpet, range of fitted wall and base units, inset stainless steel sink with drainer and chrome mixer tap, gas hob with extractor over, double oven, space for fridge freezer, dishwasher and washing machine. Open tread staircase leading to first floor accommodation. Glazed double doors opening through to lounge. Radiators and power points.



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Lounge 27'11 x 10'4 (8.51m x 3.15m)



Upvc double glazed window to front aspect, aluminium double glazed sliding patio doors leading to rear garden, coved artex ceiling, carpet, feature brick fireplace, radiators, TV and power points.

Bedroom One 15'1 x 10'7 (4.60m x 3.23m)



Upvc double glazed window to front aspect, artex ceiling, carpet, range of fitted bedroom furniture and wardrobes, radiator and power points.



Bedroom Two 12'4 x 7'11 (3.76m x 2.41m)



Landing

Aluminium double glazed window to rear aspect, coved artex ceiling, carpet, radiator and power points.

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**Bedroom Three 12'11 x 8'8 (3.94m x 2.64m)**



Upvc double glazed window to side aspect, artex ceiling, carpet, built-in storage cupboard, radiator and power points.



**Bathroom 9'7 x 9'7 (2.92m x 2.92m)**



Aluminium double glazed obscure window to rear aspect, coved artex ceiling, carpet, half tiled walls, built in vanity unit with inset twin sinks, corner bath with shower over, concealed cistern W.C, radiator.

**Cloakroom**



Aluminium double glazed obscure window to rear aspect, artex ceiling, fully tiled walls, close coupled W.C.

**Rear Garden 38' x 23' (11.58m x 7.01m)**



Commencing with paved patio leading to lawned area with flower bed borders, 11ft wide side access.

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Garage



Single detached garage with glazed windows and pedestrian door to front.

Front Garden



Low maintenance block paved driveway, providing ample off street parking for several vehicles.

**Council Tax**  
BAND D Castle Point Borough Council

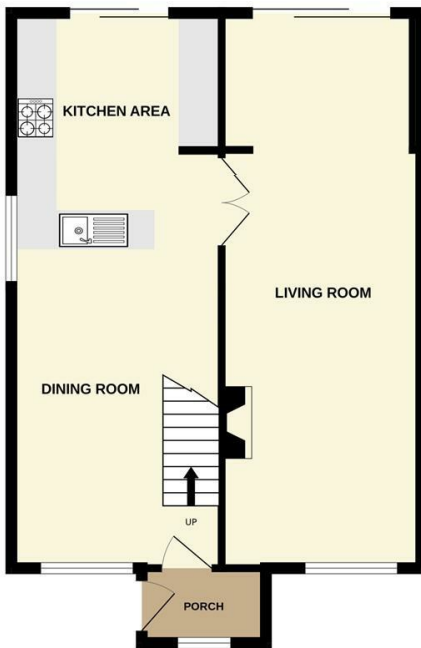
| Energy Efficiency Rating                    |         |                         |
|---------------------------------------------|---------|-------------------------|
|                                             | Current | Potential               |
| Very energy efficient - lower running costs |         |                         |
| (92 plus) A                                 |         | 83                      |
| (81-91) B                                   |         |                         |
| (69-80) C                                   |         | 60                      |
| (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                                                       |         |                         |
| (39-54) E                                                       |         |                         |
| (21-38) F                                                       |         |                         |
| (1-20) G                                                        |         |                         |
| Not environmentally friendly - higher CO <sub>2</sub> emissions |         |                         |
| England & Wales                                                 |         | EU Directive 2002/91/EC |

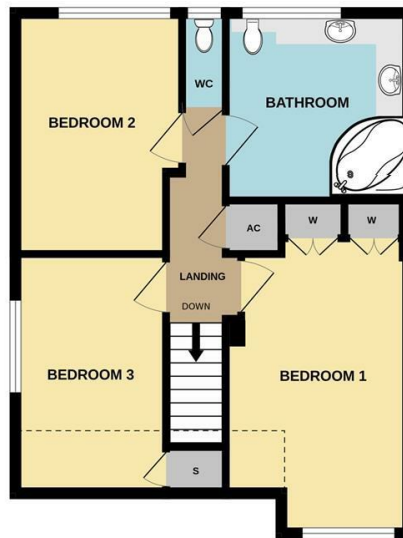
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Ground Floor  
586 sq.ft. (54.4 sq.m.) approx.



1st Floor  
483 sq.ft. (44.9 sq.m.) approx.



Outbuilding  
170 sq.ft. (15.7 sq.m.) approx.



epcsinessex

TOTAL FLOOR AREA : 1239 sq.ft. (115.1 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan 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.  
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