

# COUNTRYSIDE

## ESTATES



**54 Elm View Road, Benfleet, Essex, SS7 5AS**

**£425,000 Freehold**

**NO ONWARD CHAIN.** A detached three bedroom bungalow with a 100ft. approx. rear garden , garage and own block paved driveway, located in this quiet and popular location.

Offering deceptive accommodation including a 24ft Lounge, dining room/optional bedroom three and UPVC conservatory, a local convenience shop is a few minutes walk, plus the high road with bus services to the station is close by, more extensive shopping facilities are located further along the high road.

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### Entrance Hall

Door to entrance hall, power point, radiator, coved and artex ceiling, cupboard with foam lagged cylinder and gas wall mounted boiler. Doors to kitchen & lounge.

### Cloakroom

White suite comprising of close coupled W.C with push button control, wash hand basin with tiled splashback, radiator, window to flank.

### Lounge 24'7 red 21'9 x 11'10 (7.49m red 6.63m x 3.61m)



Bay window to front, two radiators, coved and artex ceiling, plate rail and beams to one wall, feature floor to ceiling brick fireplace, door to inner hallway.

### Kitchen 9'9 x 8'2 (2.97m x 2.49m)



Window and door to flank, white gloss fitted base and wall cupboards, inset white one and a half bowl sink unit, full height cupboard, tiled splashbacks, fitted work tops, coved and artex ceiling, radiator, plumbed for washing machine, freestanding gas cooker to remain.

### Inner Hallway

Access to : - to bedrooms and bathroom, loft access.

### Dining room/Bedroom Three 13 x 7'4 (3.96m x 2.24m)



French doors to conservatory, radiator, plate rail, coved and artex ceiling, radiator with ornamental cover, beams to one wall.

### Conservatory 10'6 x 9 (3.20m x 2.74m)

UPVC construction, double radiator, two wall light points, patio doors to flank.

### Bedroom One 13 x 9'5 (3.96m x 2.87m)



Window to rear, radiator, fitted wardrobes, coved and artex ceiling, dressing table with drawers under and cupboards above.

### Bedroom Two 10 x 7'8 (3.05m x 2.34m)



Window to rear, radiator, coved and artex ceiling.

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## Bathroom



New white suite comprising of panelled bath with electric shower, pedestal wash hand basin with mixer tap, close coupled w.c with push button control, radiator, coved and artex ceiling, window to flank, panelling to two walls.

## Rear Garden 100ft approx (30.48mft approx)



patio, lawned area, side entrance with gate, fenced to boundaries.



## Garage 8 x 16'10 (2.44m x 5.13m)

Up and over door, light and power.

## Front garden

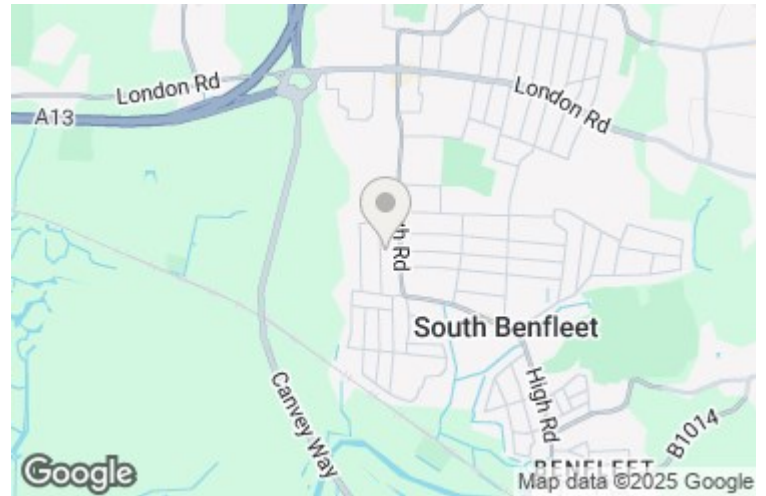
Block paved driveway providing ample parking.

## Council Tax Band D

## Built 1983

| Energy Efficiency Rating                    |  | Current                 | Potential |
|---------------------------------------------|--|-------------------------|-----------|
| Very energy efficient - lower running costs |  |                         |           |
| (92 plus) A                                 |  |                         | 86        |
| (81-91) B                                   |  |                         |           |
| (69-80) C                                   |  |                         |           |
| (55-68) D                                   |  |                         |           |
| (39-54) E                                   |  | 50                      |           |
| (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 |           |



Ground Floor  
982 sq.ft. (91.3 sq.m.) approx.



epcsinessex

TOTAL FLOOR AREA: 982 sq.ft. (91.3 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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205 High Road, Benfleet, SS7 5HY | 01268 755555 | sales@countrysideestates.co.uk | www.countrysideestates.co.uk

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