



# COUNTRYSIDE ESTATES

205 HIGH ROAD • BENFLEET • ESSEX • SS7 5HY

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**75 Elm View Road, Benfleet, Essex, SS7 5AR**

**£485,000 Freehold**

Having been realistically priced a detached 1980's Four bedroom house with 130ft. Approx west backing established and un-overlooked garden, Large Lounge Leading To Conservatory, En-Suite Shower Room. White Gloss Fitted Kitchen With Range Oven Fridge, Freezer And Washing machine. NO ONWARD CHAIN. Quiet established road.

## 75 Elm View Road, Benfleet, Essex, SS7 5AR

### Hallway

UPVC double glazed door to good sized entrance hall, radiator, coved and artex ceiling, stairs to first floor.

### Cloakroom

Window window to flank, close couple wc, corner wash hand basin, radiator

### Lounge 21'3 x 12'3 (6.48m x 3.73m)



Window and patio doors to rear (leading to conservatory) coved and artex ceiling, two ornamental ceiling roses, radiator, brick floor to ceiling fireplace, picture rail. Open access from Dining Area.

### Dining Area 9'1 x 7'8 (2.77m x 2.34m)



Window to flank, radiator, coved and artex ceiling. Open Access To Dining Area :-

### Conservatory 11'5 x 11'4 (3.48m x 3.45m)



Brick and upvc construction, french doors to rear, tiled floor, two wall light points.

### Kitchen 18'5 x 9'5 (5.61m x 2.87m)



Bay window to front, door to flank, Fitted with excellent range of white gloss base and wall cupboards, range of fitted worktops, fully tiled walls, Rangemaster with two electric ovens and grill, five gas burners, tiled floor, integrated full height fridge and freezer and integrated washing machine.



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## Landing



Double airing cupboard power point, loft access , Window to flank.

## Bedroom One 11'9 x 11'3 (3.58m x 3.43m)



Window to rear, fitted to one wall with range of wardrobes , radiator, coved and artex ceiling,

## En- Suite



White Sanitan suite comprising of fully tiled shower cubicle , pedestal wash hand basin , close coupled wc, fully tiled walls and tiled floor, radiator, window to flank.

## Bedroom Two 13'1 x 12'1 (3.99m x 3.68m)

Two windows to front with nice far reaching views, radiator, power points, coved and artex ceiling.

## Bedroom Three 11'8 x 9 (3.56m x 2.74m)

Window to rear, radiator, coved and artex ceiling, power points.

## Bedroom Four 11'5 x 8'4 (3.48m x 2.54m)

Window to front again with pleasant far reaching views, radiator, coved and artex ceiling, power points.

## Bathroom



Window to flank, Vernon Tutbury suite comprising of Panelled bath with mixer tap shower and shower screen , close coupled wc, vanity wash hand basin with cupboards under, radiator, and artex ceiling, fully tiled walls,

## Garden 130 approx (39.62m approx)



A lovely west backing established garden being un-overlooked, large well maintained lawn area, block paved patio, established flower beds with shrubs and trees ect. Fenced to boundaries, Two wooden sheds , greenhouse and Gazebo.

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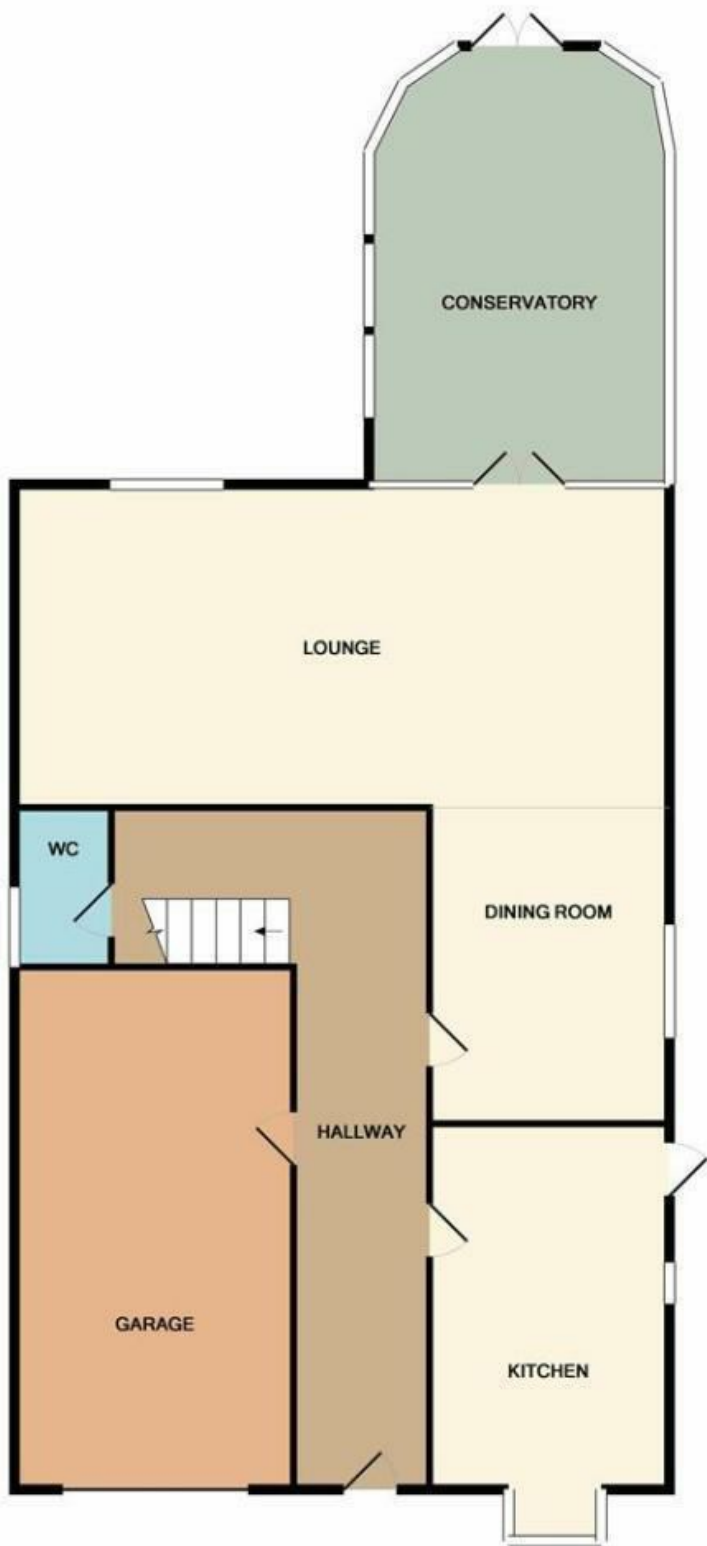
Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			81
(81-91) B			
(69-80) C		69	
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions			
(92 plus) A			76
(81-91) B			
(69-80) C		65	
(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	



**Garage**  
 Electric roller door, light and power, personal door to hall, gas wall mounted boiler installed 2019. Meters.

**Front Garden**  
 Mainly block paved with brick feature boundary wall. flower beds.



TOTAL APPROX. FLOOR AREA 3085 SQ.FT. (286.6 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  
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