



# COUNTRYSIDE ESTATES

205 HIGH ROAD • BENFLEET • ESSEX • SS7 5HY

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## 7 Romsey Way, Benfleet, Essex, SS7 5TT

**£359,995 Freehold**

Available with NO ONWARD CHAIN this refurbished 3 BEDROOM SEMI-DETACHED CHALET located in this quiet position, although being situated just off the A13 therefore being within easy access of most surrounding areas and road links including A127 and A130.

The property offers excellent ground floor accommodation which includes a 25' lounge with patio doors, 18' kitchen/diner with modern units, integrated appliances and patio doors leading onto the garden, plus 11' separate utility room with access to large garage.

Within just a short walk are a variety of shopping facilities at Tarpots Corner which includes Tesco Express, Aldi and Nisa, together with a variety of restaurants and other shopping facilities. Schooling is also easily accessible with Appleton Senior School being within walking distance and local primary schools also within just a short drive.

## 7 Romsey Way, Benfleet, Essex, SS7 5TT

Composite door with full height upvc double glazed side panels leading to:-

### ENTRANCE PORCH

Tiled floor. Glazed double doors leading to:-

### SPACIOUS ENTRANCE HALL 6'4 x 13'3 (1.93m x 4.04m )



Stairs to first floor with under stairs cupboard housing gas and electric meters. Coved and skimmed finished ceiling with inset ceiling lights. Tiled flooring.

### LOUNGE 25'2 x 11'10 reducing to 9'10 (7.67m x 3.61m reducing to 3.00m )



A bright and spacious double aspect room with upvc double glazed window to front and patio doors to rear leading onto the garden. Two radiators. Coved and skimmed finished ceiling. Wall light points.



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**LUXURY KITCHEN/DINER 18 x 11 reducing to 9' plus kitchen units (5.49m x 3.35m reducing to 2.74m' plus kitchen unit)**



Upvc double glazed patio doors and window to rear. Tiled floor (matching hallway). Range of modern fitted base and wall cupboards incorporating soft close drawers and concealed knife drawer. Integrated fridge and freezer. Ceramic hob with stainless steel extractor canopy. Dishwasher to remain. Electric oven. Skimmed finished ceiling with inset ceiling lights. Roof light in kitchen area. Radiator. 1.5 single drainer sink unit with mixer tap. Access to:-



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## UTILITY ROOM 11' x 3'8 (3.35m' x 1.12m )



Window to rear and door to garage. Radiator. Tiled flooring matching kitchen. Plumbing for washing machine. Worktop with inset sink and mixer tap with cupboard under. Skimmed finished ceiling with inset ceiling light.

## LANDING

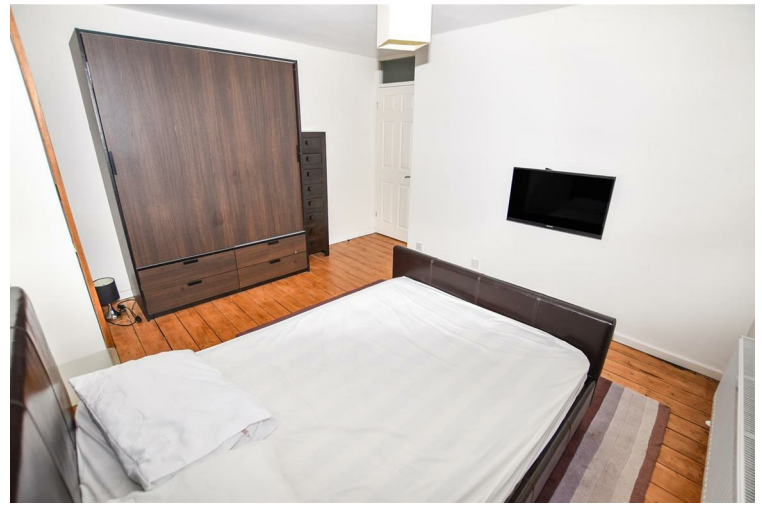


Window to flank. Access to loft. Skimmed finished ceiling with inset ceiling light.

## BEDROOM 1 13' x 11'10 reducing to 10'4 (3.96m' x 3.61m reducing to 3.15m )



Window to front. Radiator. Power points. Wooden stripped flooring.



## BEDROOM 2 11' x 11'10 reducing to 10'4 (3.35m' x 3.61m reducing to 3.15m )



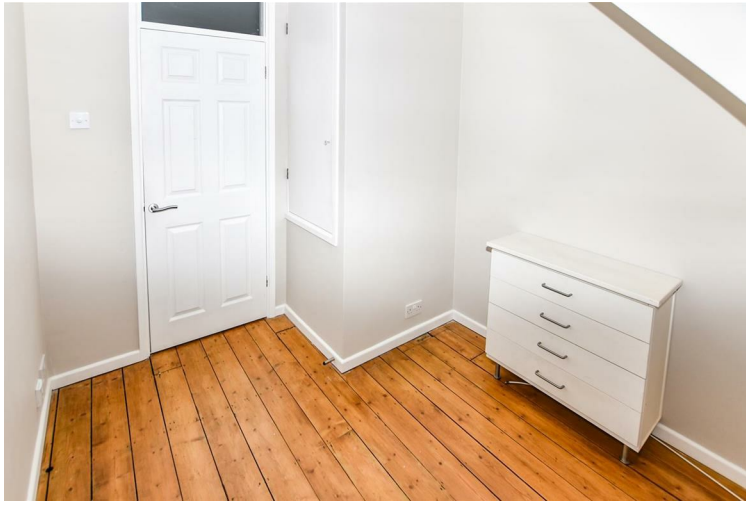
Window to rear. Radiator. Power points. Skimmed finished ceiling. Wooden stripped flooring.

## BEDROOM 3 9' x 8' max (2.74m' x 2.44m' max)

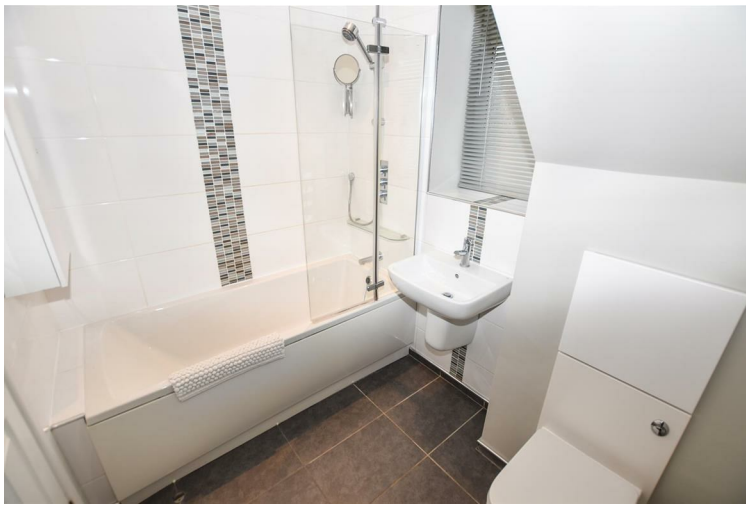


Window to front. Radiator. Skimmed finished ceiling. Wooden stripped flooring. Over stairs storage cupboard.

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**BATHROOM**



Modern white suite comprising panelled bath with wall mounted mixer tap and wall mounted independent shower unit with shower screen. Fully tiled walls to bath area. Close coupled wc with concealed cistern and built in storage cupboard above. Wash hand basin. Tiled floor. Skimmed finished ceiling with inset ceiling lights. Radiator. Window to rear and flank.

**GARAGE 13'2 x 17 (4.01m x 5.18m )**

Up and over door. Light and power. Personal door to utility room.

**GARDEN 32' in depth (9.75m' in depth)**



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			83
(69-80) C			
(55-68) D		61	
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

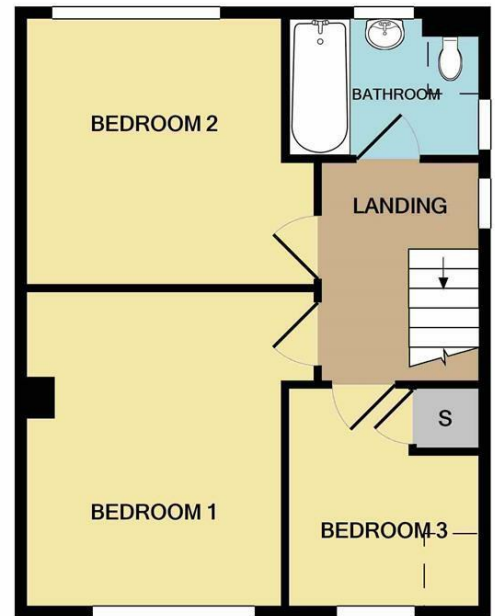
Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions			
(92 plus) A			
(81-91) B			80
(69-80) C			
(55-68) D		54	
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO <sub>2</sub> emissions			
England & Wales		EU Directive 2002/91/EC	



Attractive un-overlooked garden with fencing to boundaries. Full width decking plus crazy paved patio area. Neat lawn. Flower borders. Water tap.



GROUND FLOOR  
APPROX. FLOOR  
AREA 797 SQ.FT.  
(74.1 SQ.M.)



1ST FLOOR  
APPROX. FLOOR  
AREA 443 SQ.FT.  
(41.1 SQ.M.)

**TOTAL APPROX. FLOOR AREA 1240 SQ.FT. (115.2 SQ.M.)**

THIS PLAN IS FOR ROOM IDENTIFICATION ONLY, AND ITS ACCURACY IS NOT GUARANTEED. [www.epcsinessex.co.uk](http://www.epcsinessex.co.uk)  
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