

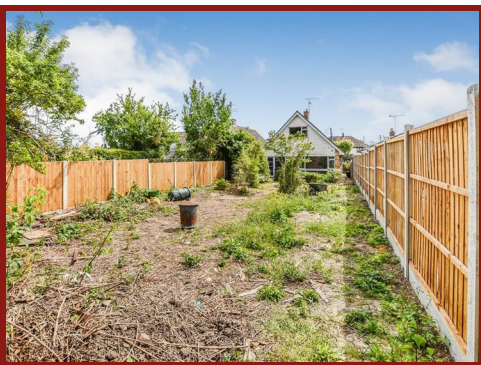


COUNTRYSIDE ESTATES

205 HIGH ROAD • BENFLEET • ESSEX • SS7 5HY

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4 Clifton Avenue, Benfleet, Essex, SS7 5QG

Guide Price £325,000 Freehold

A SPACIOUS 3 BEDROOM DETACHED CHALET In need of modernisation throughout, offering good sized living accommodation comprising of a 17'5 x 10'9 lounge open plan to 10'0 x 8'4 dining room with door leading through to kitchen. Master bedroom to the ground floor along with the family bathroom and two further double bedrooms to the first floor.

Externally, the property benefits from a large rear garden approx 90FT long with side access to each side, hard standing driveway providing off street parking to front of property with remainder laid to lawn.

Situated in this convenient position within walking distance of local shops and ever popular Benfleet Schools this property is offered with no onward chain.

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Accommodation

Wooden part glazed entrance door with glazed side panel, leading to:

Entrance Hall

Smooth plastered ceiling, lino tiled flooring, radiator, carpet staircase to first floor accommodation with storage cupboard underneath, a further large built in storage cupboard/wardrobe to the opposing wall. Doors leading to:

Lounge 17'5 x 10'9 (5.31m x 3.28m)



Wood framed glazed full height window to rear aspect over looking the garden, wood framed window to side aspect, smooth plastered ceiling, carpet, Cotswold stone open fire place with cast iron basket, optional freestanding electric fire (currently situated in the dining room) could be used instead of the open fire if preferred, radiator, TV and power points. Open plan to:



Dining Room 10'0 x 8'4 (3.05m x 2.54m)



Wood framed glazed full height window to rear aspect and door opening to garden, smooth plastered ceiling, carpet, radiators and power points.

Kitchen 13'6 x 8'5 (4.11m x 2.57m)



Wood framed glazed window to side aspect and part glazed side door, lino tiled flooring, fitted units, stainless steel sink with drainer, ceramic half tiled walls, airing cupboard housing boiler tank, power points.

Bedroom One 13'5 x 12'2 (4.09m x 3.71m)



Upvc double glazed window to front aspect, smooth plastered ceiling, carpet, fitted double wardrobe, radiator and power points.

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Bathroom



Wood framed glazed obscure window to side aspect, smooth plastered ceiling, lino flooring, 3 quarter tiled walls, paneled bath, pedestal wash hand basin, w.c, radiator.

Landing

Smooth plastered ceiling, carpet. Doors leading to:

Bedroom Two 17'4 x 12'5 (5.28m x 3.78m)



Wood framed glazed window to rear aspect, smooth plastered ceiling, fitted wardrobes, storage to eaves, access to further loft storage, radiator and power points.

Bedroom Three 15'3 x 12'5 (4.65m x 3.78m)

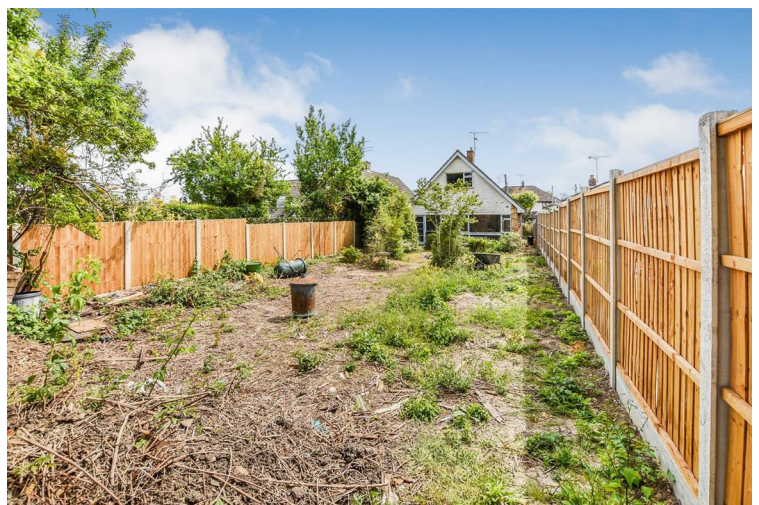


Upvc double glazed window to front aspect, smooth plastered ceiling, carpet, fitted wardrobe, storage to eaves, radiator and power points.

Rear Garden 90' length x 30' width (27.43m length x 9.14m width)



Mostly laid to lawn, approx. 90ft long rear garden, side access to both side of property, fenced boundaries.



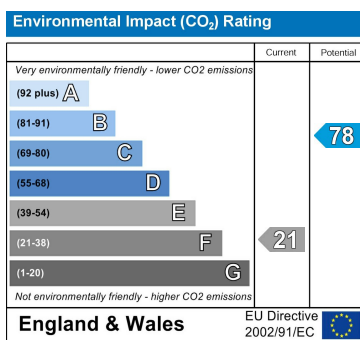
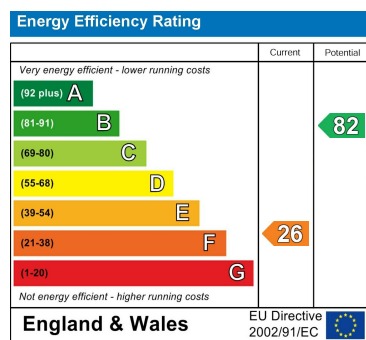
Garage 17'3" x 8'6" (5.27m x 2.61m)

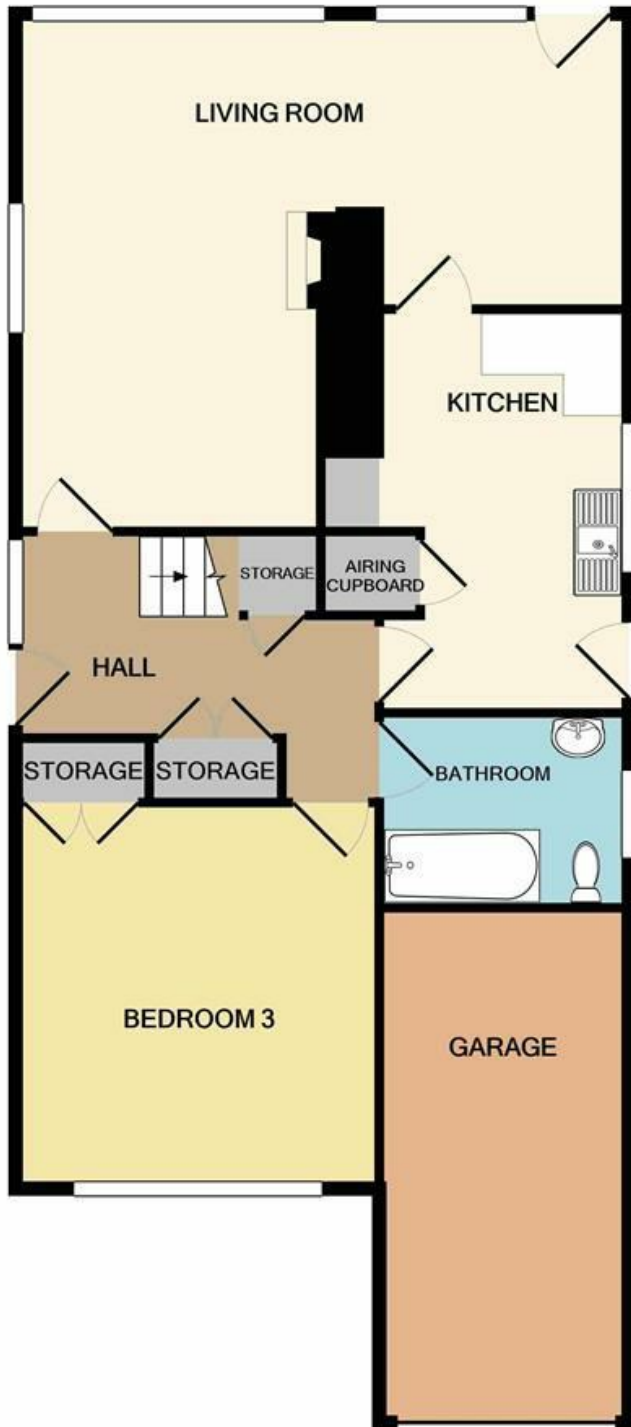
Up and over door.

Front Garden



Hard standing driveway providing off street parking, fenced boundaries, lawned area with shrubs to border.

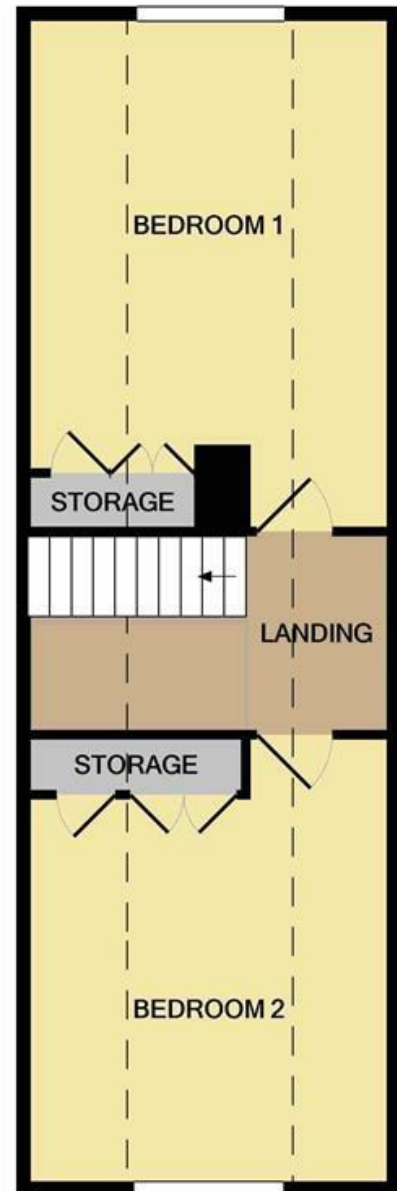




GROUND FLOOR
APPROX. FLOOR
AREA 868 SQ.FT.
(80.6 SQ.M.)

TOTAL APPROX. FLOOR AREA 1328 SQ.FT. (123.4 SQ.M.)

THIS PLAN IS FOR ROOM IDENTIFICATION ONLY, AND ITS ACCURACY IS NOT GUARANTEED. www.epcsinessex.co.uk
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1ST FLOOR
APPROX. FLOOR
AREA 461 SQ.FT.
(42.8 SQ.M.)



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