



# COUNTRYSIDE ESTATES

205 HIGH ROAD • BENFLEET • ESSEX • SS7 5HY

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**28 Bartley Close, Benfleet, Essex, SS7 4DD**

**Price £439,995 Freehold**

A NEWLY REFURBISHED FOUR BEDROOM DETACHED HOME offering spacious accommodation comprising of a kitchen/diner with a modern matt white fitted kitchen and integrated appliances, lounge to front aspect and ground floor cloakroom. Four double bedrooms one with en-suite shower room in addition to the three piece suite family bathroom to the first floor.

## 28 Bartley Close, Benfleet, Essex, SS7 4DD

### Property Description

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Externally, the property enjoys an approx. 40' rear garden mostly laid to lawn with a hard standing patio area adjoining the property. A gravelled driveway to the front provides off street parking as well as a single garage with up and over door.

The property is also conveniently located being within just a short walk of Tarpots Facilities which includes an Aldi, Co-Op, Tesco Express, Library and other shopping facilities together with a variety of restaurants. If required, Schools are also within easy reach with Primary Schools located in Rushbottom Lane and a Senior School also within walking distance as well as easy access to A13 with connections to M25.

### Accommodation

Upvc double glazed entrance door, leading to:

#### Entrance Hall

Carpet, coved smooth plastered ceiling, power points and radiators.

#### Cloakroom

Upvc double glazed high level window to front aspect, coved smooth plastered ceiling, laminate wood flooring, vanity unit wash hand basin sink with cupboard underneath, concealed w/c and radiator.

#### Lounge 15'7 x 12'6 (4.75m x 3.81m)



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



#### Kitchen/Diner 21'4 x 11'7 (6.50m x 3.53m)



Upvc double glazed window to rear aspect, and French doors opening to rear garden, smooth plastered ceiling, laminate tile effect wood flooring, modern matt white fitted kitchen with breakfast bar and LED spot lights to plinth, Integrated appliances comprising of Induction hob, oven and grill, dishwasher, washing machine, fridge freezer and wine cooler, one and half sink with splash back. Power points and radiator.

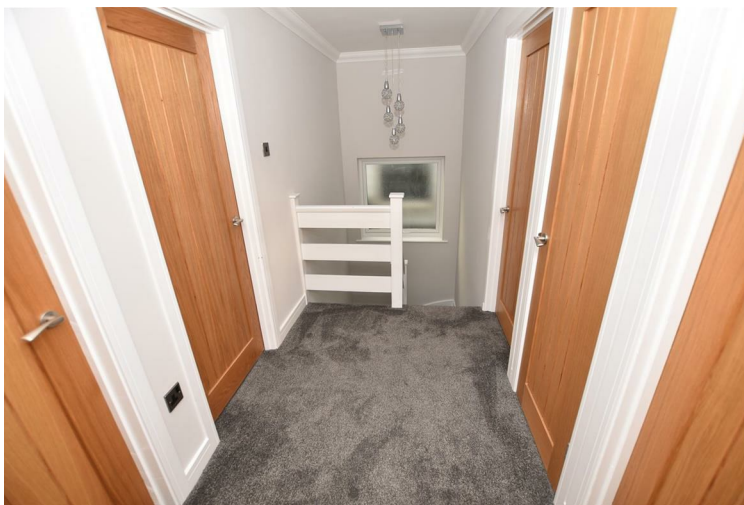


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**Bedroom Two 11'9 x 10'1 (3.58m x 3.07m)**



**Landing**



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

**Bedroom Two En-suite Shower Room**

Glass sliding door opening to en-suite, laminate tile effect wood flooring, smooth plastered ceiling, shower cubicle with electric power shower, wall mounted wash hand basin sink, close coupled w/c.

**Bedroom Three 11'7 x 9'4 (3.53m x 2.84m)**



Upvc double glazed window to side aspect with obscure glass, coved smooth plastered ceiling, carpet, airing cupboard, power points.

**Bedroom One 11'7 x 11'6 (3.53m x 3.51m)**



Upvc double glazed window to rear aspect, coved smooth plastered ceiling, carpet, radiator, power points

Upvc double glazed window to rear aspect, coved smooth plastered ceiling, carpet, wall mounted light points, radiator, TV and power points.

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**Bedroom Four 9'1 x 9'1 (2.77m x 2.77m)**



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

**Rear Garden approx 40' (approx 12.19m)**



Deep rear garden mostly laid to lawn, with hard standing patio area adjoining property, fenced boundaries, side access and access to garage, wooden garden shed.

**Family Bathroom 6'2 x 6'0 (1.88m x 1.83m)**



Upvc double glazed window to side aspect with obscure glass, smooth plastered ceiling with inset spot lights, Amtico flooring, fully tiled walls, panelled bath with shower over, glass screen, chrome mixer taps, vanity unit wash hand basin sink with cupboard underneath, concealed w/c, electric shaver point, radiator.



**Front Garden**

Gravelled driveway, providing off street parking.

**Garage**

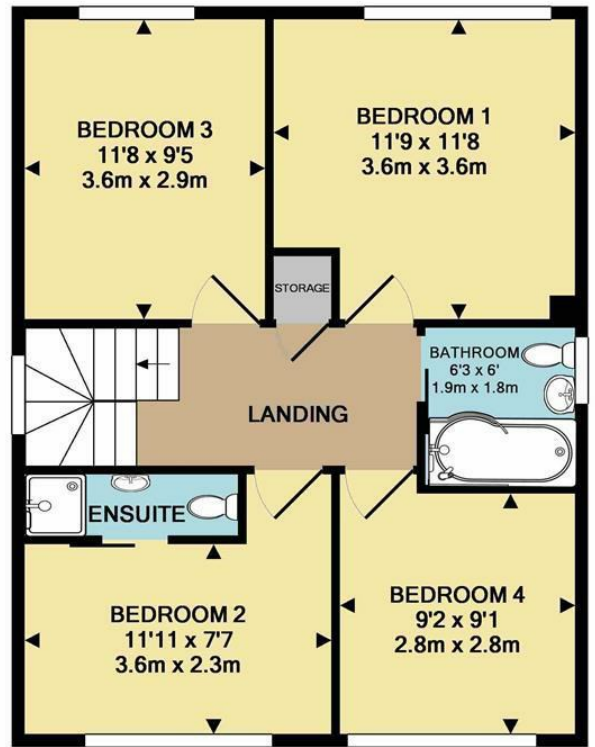
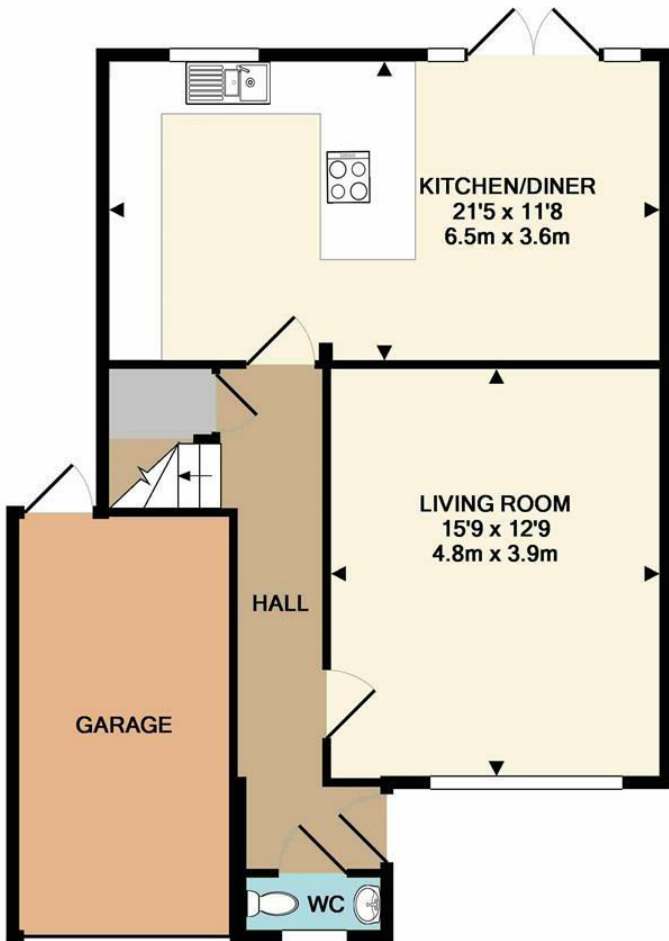
Single garage with up and over door.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
		<b>84</b>
	<b>61</b>	
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) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
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Not environmentally friendly - higher CO <sub>2</sub> emissions		
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1ST FLOOR  
APPROX. FLOOR  
AREA 579 SQ.FT.  
(53.8 SQ.M.)

GROUND FLOOR  
APPROX. FLOOR  
AREA 692 SQ.FT.  
(64.3 SQ.M.)

**TOTAL APPROX. FLOOR AREA 1271 SQ.FT. (118.1 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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