

# COUNTRYSIDE

ESTATES



**43 Boyce View Drive, Benfleet, SS7 5EA**  
**£495,000 Freehold**

SELF CONTAINED ONE BEDROOM ANNEXE WITHIN THIS LARGE FAMILY HOME, situated at the end of the road adjoining Benfleet Recreation Fields with its own private gate providing access to the fields which is also a short cut to Benfleet Station.

This individual home is located in a quiet position having a large block paved driveway with detached garage, versatile accommodation and all having been well maintained throughout.

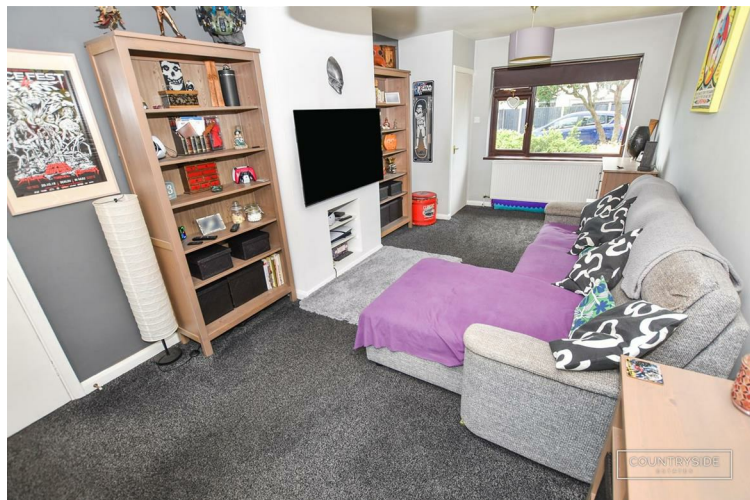
VIEWING HIGHLY RECOMMENDED

## 43 Boyce View Drive, Benfleet, SS7 5EA

### Entrance Hall

UPVC door leading to entrance hall, stairs to first floor.

### Lounge 21' x 10'4" (6.40m x 3.15m)



A spacious double aspect room with window to front and rear, two radiators, skimmed ceiling, door to kitchen and hall.



### Modern Kitchen/Diner 20'5" x 8' inc 11" (6.22m x 2.44m inc 3.35m)



Window to front and flank and door to rear garden, fitted with modern range of base and wall cupboards, central island with cupboards under, fitted worktop over with inset power socket, skimmed ceiling with inset lights, plumbed for washing machine,

inset one and a half bowl sink unit with mixer tap, AEG electric double oven, ceramic hob, understairs storage cupboard, cupboard housing wall mounted combi gas Baxi boiler ( serviced yearly) and radiator.



### Inner Hall

With access to sitting room/annexe.

### Pantry Kitchenette 5'5" x 4' (1.65m x 1.22m)

Window to rear, this room would make an ideal kitchenette if the adjoining accommodation was being utilised as a self contained Annexe.

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**Annexe Sitting Room 9'9 x 8'8 (2.97m x 2.64m)**



Window to front, radiator, access to bedroom annexe/master bedroom

**Dressing Room/Nursery 9'3 x 6'10 (2.82m x 2.08m)**



Window to rear, skimmed ceiling, access to En - Suite.

**Annexe Bedroom or Bedroom One 13'9 x 10 plus recess (4.19m x 3.05m plus recess)**



Two windows to front, door to side providing own personal access into annexe, skimmed ceiling, access to dressing room/nursery

**En-Suite Shower Room**



Window to rear, fully tiled corner shower cubicle with newly fitted electric shower, close coupled W.C, vanity wash hand basin with mixer tap and cupboards under, skimmed ceiling.

**First Floor Landing**

Access to bedrooms and bathroom

**Bedroom Two 13'6 x 10'5 (4.11m x 3.18m)**



Window to front, loft access, eaves cupboard, double built in wardrobes and adjacent single built in cupboard, skimmed ceiling with inset lights, radiator.

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### Bedroom Three 14' x 7'6 (4.27m x 2.29m)



Window to flank, loft access, radiator, skimmed ceiling with inset lights.

### Bathroom



Window to rear, fully tiled walls, skimmed ceiling with inset spotlights, panelled bath with shower over, vanity unit with inset hand wash basin and chrome mixer, close coupled W.C, wall mounted heated towel rail.

### Rear Garden 61' x 50' approx (18.59m x 15.24m approx)



A lovely secluded garden adjoining the park with own access gate, this gate provides a shortcut over the recreation fields to

Benfleet Station, external power socket, large lawn area, side entrance with gate, two sheds to remain, established flower beds with shrubs, plants and trees, fenced to boundaries.



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## Agents Note

We have been advised by the owners that the 1st floor flank wall has been recently cladded with insulation, furthermore the Annexe Bedroom/Dressing Room/Ensuite have also been externally cladded with insulation.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(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 CO2 emissions			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
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(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO2 emissions			
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## Front Garden/Driveway



Large block paved driveway with parking for approx. four vehicles, ranch style gate and pedestrian gate, flower bed with established tree.



## Detached Garage



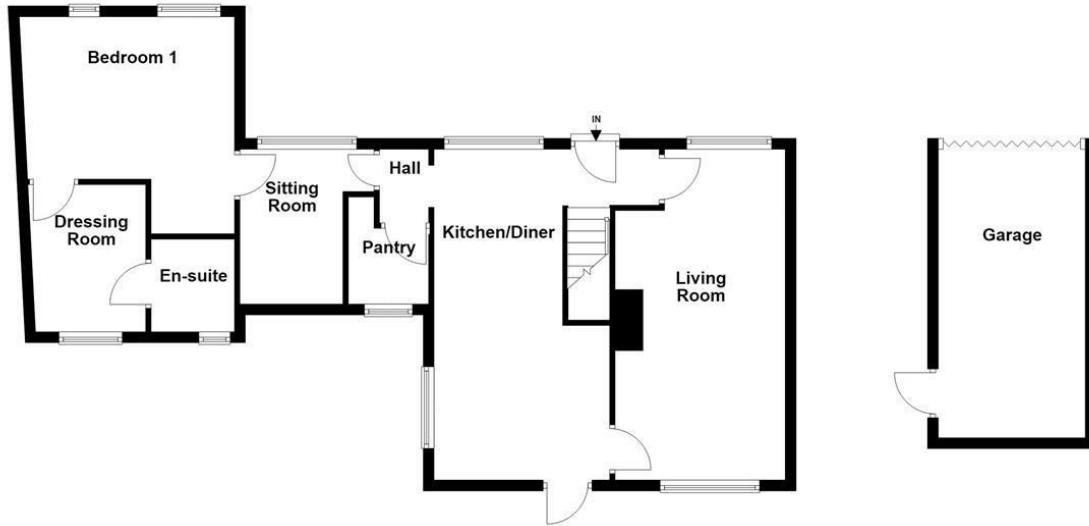
Detached pre cast concrete garage, with up and over door light and power.

## Council Tax Banding D

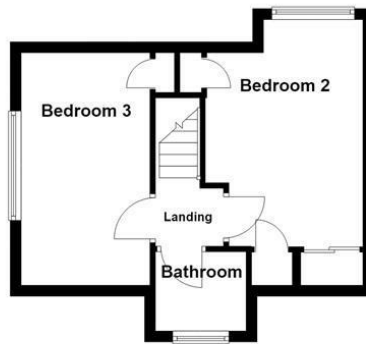
## Built

Original property built late 1950's although since extended.

Ground Floor



First Floor



Total area: approx. 116.2 sq. metres (1250.8 sq. feet)

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