



COUNTRYSIDE ESTATES

205 HIGH ROAD • BENFLEET • ESSEX • SS7 5HY

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126 Kimberley Road, Benfleet, Essex, SS7 5NJ

£320,000 Freehold

Enjoying a south backing rear garden approx 100.ft, this well maintained two bedroom semi-detached bungalow built in 1961 with only one original owner from new having a 18'5 x 19'6 max lounge/Diner and fitted kitchen with all appliances to remain, gas radiator heating and cavity wall insulation.

Located in this popular location within easy access of schools for children of all ages and shopping facilities in the high road, the property offers good sized well maintained accommodation, which offers much scope for extensions STP. Available with NO ONWARD CHAIN AND REALISTICALLY PRICED VIEWING IS HIGHLY RECOMMENDED.

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Entrance Hall

Side door to L shaped hallway,telephone point,built in cupboard with access to re-insulated loft,radiator,digital central heating thermostat.

Lounge/Diner 18'5 x 19'6 red 12'2 (5.61m x 5.94m red 3.71m)



A bright and spacious room with patio doors to rear and window to flank,double and single radiator,coved and artex ceiling,gas fire,cupboard housing wall mounted gas combi boiler (just serviced),sliding door to kitchen.



Kitchen 12 x 8'8 (3.66m x 2.64m)



Window and door to rear and windows to both sides,range of fitted base and wall cupboards,drawer pack unit,built in fridge and freezer,Bosch washing machine to remain,gas double oven incorporating grill, gas hob,flotex flooring,fully tiled walls inset one and a half bowl sink unit.

Bedroom One 15'8 x 9'9 (4.78m x 2.97m)



Window to front,radiator,coved and artex ceiling,two double fitted wardrobes with cupboards above.

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Bedroom Two 10'9 x 8'5 (3.28m x 2.57m)



Window to front, radiator, coved and artex ceiling, two single fitted wardrobes with cupboards above and inset dressing table.

Luxury Shower Room



Window to flank, fitted by Paul Newman Interiors of Hadleigh, Quality suite comprising of corner curved fully tiled shower cubicle with electric shower, vanity wash hand basin with drawer under, close coupled wc with push button control, radiator, half tiled walls extractor fan, skimmed ceiling.

Garden 100ft approx (30.48mft approx)



South backing, commencing with patio area, remainder mainly laid to lawn, fencing to boundaries, side entrance, pathway leading to rear of garden, established shrubs and plants.



Garage 8 x 20'4 (2.44m x 6.20m)



Pre-cast concrete construction, up and over door, windows to rear, approached via 7'4 wide driveway.

Front Garden



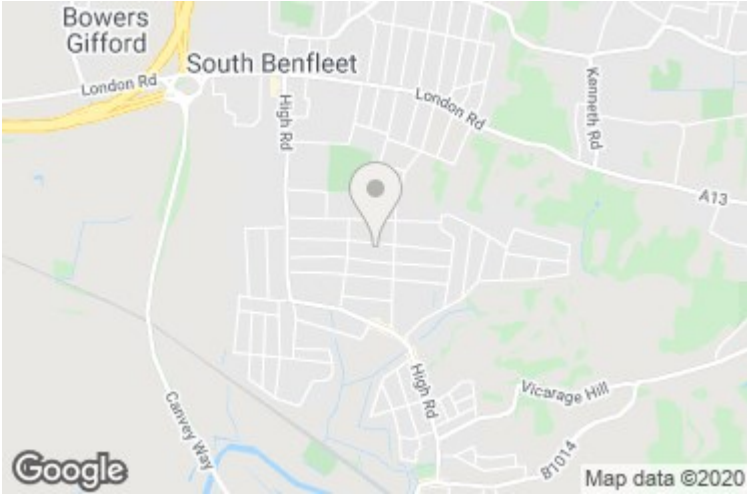
Lawned area, brick boundary wall, long crazy paved driveway leading to garage with 7'4 wide access.

Plot Size 28 x 150 approx (8.53m x 45.72m approx)

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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		
	60	84
England & Wales		
EU Directive 2002/91/EC		

Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO2 emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO2 emissions		
	54	81
England & Wales		
EU Directive 2002/91/EC		





TOTAL APPROX. FLOOR AREA 686 SQ.FT. (63.7 SQ.M.)

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