



# COUNTRYSIDE ESTATES

205 HIGH ROAD • BENFLEET • ESSEX • SS7 5HY

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**49 Watlington Road, Benfleet, SS7 5DS**

**£515,000 Freehold**

EXTENDED AND FULLY REFURBISHED 4/5 BEDROOM CHALET WITH AN APPROX. 100FT REAR GARDEN.

Offering a spacious open plan kitchen family room with modern fitted kitchen integrated appliances and quartz worktops, two reception rooms, ground floor shower room and utility room. Three double bedrooms one with en-suite plus a family bathroom to the first floor.

Externally, approx. 100ft rear garden with block paved patio area leading round to front with further block paved driveway providing ample off street parking. **VIEWING STRONGLY ADVISED.**

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## Entrance Hall



Composite front door, laminate flooring, smooth plastered ceiling, spotlights, staircase with glass balustrade leading to first floor, storage cupboard, radiator, power points.



## Open Plan Kitchen / Family Room 25'3" x 19'7" (7.70m x 5.97m)



Double glazed bi-fold doors and window to rear aspect, laminate flooring, smooth plastered ceiling, spotlights, breakfast bar, waterfall quartz worktops, inset ceramic one and a half sink with chrome mixer tap, Tower fridge freezer, integrated Bosch appliances including oven, combi microwave and grill, induction hob with extractor fan above and dishwasher, two wall mounted radiators, separate lower level radiator, power points.

# 49 Watlington Road, Benfleet, SS7 5DS

## Snug 13'5" x 7'9" (4.09m x 2.36m)



Double glazed bay window to front aspect, laminate flooring, smooth plastered ceiling, spotlights, radiator, power points.

## Ground Floor Shower Room 8'4" x 4'6" (2.54m x 1.37m)



Tiled flooring and half tiled walls, smooth plastered ceiling, spotlights, close coupled W.C, vanity unit with inset wash hand basin and chrome mixer tap, large shower cubicle with glass screen and handheld shower head, extractor fan, chrome heated towel rail.

## Utility 8'4" x 5'11" (2.54m x 1.80m)



Double glazed door and window to side aspect, vinyl flooring, smooth plastered ceiling, spotlights, power points.

## Bedroom Four 14'3" x 10'11" (4.34m x 3.33m)



Double glazed bay window to front aspect, laminate flooring, smooth plastered ceiling, spotlights, radiator, power points.

## Landing



Carpet, smooth plastered ceiling, spotlights, radiator, power points.

## Bedroom One 16'9" x 11'7" (5.11m x 3.53m)



Double glazed window to rear aspect, carpet, smooth plastered ceiling, spotlights, radiator, power points.

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En-suite 7'3" x 6'3" (2.21m x 1.91m)



Family Bathroom 9'8" x 6'3" (2.95m x 1.91m)



Double glazed window to rear aspect, tiled flooring and half tiled walls, smooth plastered ceiling, spotlights, close coupled W.C, vanity unit with inset wash hand basin and chrome mixer tap, large shower cubicle with glass screen and handheld shower head, extractor fan, chrome heated towel rail.

Bedroom Two 13'3" x 10'11" (4.04m x 3.33m)



Double glazed window to side aspect, tiled flooring and half tiled walls, smooth plastered ceiling, spotlights, close coupled W.C, vanity unit with inset wash hand basin and chrome mixer tap, fully tiled L-shaped panel bath with shower over and inset alcove, extractor fan, chrome heated towel rail.

Garden



Double glazed window to front aspect, carpet, smooth plastered ceiling, spotlights, radiator, power points.

100 X 32 FT APPROX garden with block paved patio area the rest laid to lawn, external lighting, side access and fenced to boundary.

Bedroom Three 16'11" x 7'10" (5.16m x 2.39m)



Double glazed window to front aspect, carpet, smooth plastered ceiling, spotlights, radiator, power points.

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## Front Garden



Low maintenance block paved driveway with ample off street parking for several vehicles.

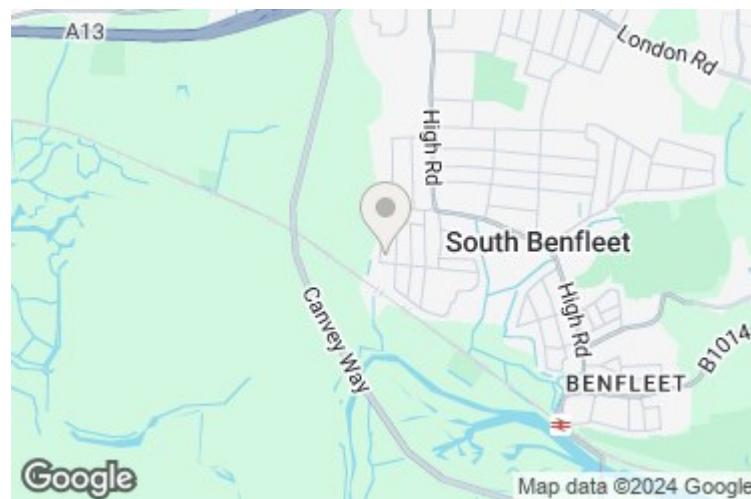


## COUNCIL TAX - BAND D

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 CO <sub>2</sub> 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 CO <sub>2</sub> emissions		
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