

# COUNTRYSIDE

## ESTATES



**57 South View Road, Benfleet, SS7 5ND**

**£360,000 Freehold**

NO ONWARD CHAIN ON THIS ATTRACTIVE THREE BEDROOM SEMI-DETACHED CHALET located within walking distance to Benfleet Station and the shops along the High Road. This property offers good size living accommodation with a 15'5" x 14'9" Lounge, a 11'0" x 11'0" conservatory, modern fitted kitchen and a 65ft APPROX rear garden which includes a large decking area, whilst to the front is a block paved driveway.

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### Entrance Porch 5'0" x 5'0" (1.52m x 1.52m)

Upvc entrance door and Georgian styled windows to front and side aspect and tiled flooring.

### Lounge 15'5" x 14'9" (4.70m x 4.50m)



Upvc obscure entrance door to front aspect, upvc Georgian styled windows to front aspect, smooth plastered covered ceiling, marble fireplace under stairs cupboard with lights and meters, carpet, spotlights, radiator, TV and power points.



tiled splashback, Integrated BOSCH appliances including grill/oven, four ring gas hob and extractor above. 1 and a half sink, space for fridge freezer, radiator, power points.



### Conservatory 11'0" x 11'0" (3.35m x 3.35m)



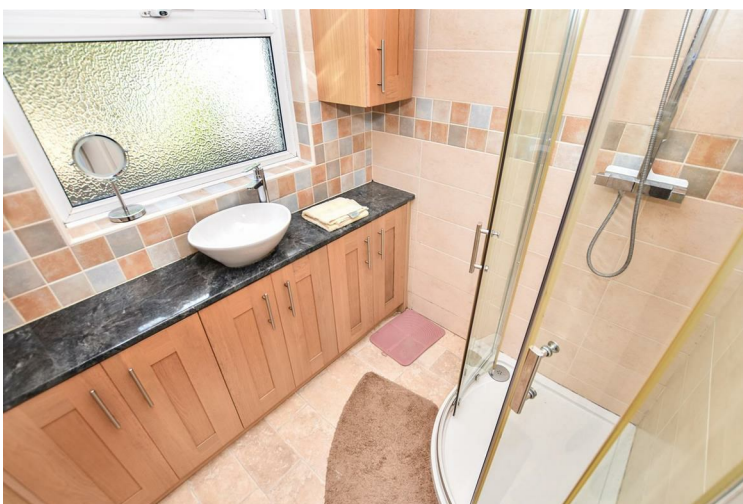
Upvc double doors leading onto the decking, upvc windows to rear and side aspect, tiled flooring two wall light points, plumbed for washing machine and power points.

### Kitchen 10'10" x 9'4" (3.30m x 2.84m)



Upvc door and window to rear aspect, artex ceiling, laminate wood flooring, hardwood worktops, base and eye level units,

### Shower Room 6'5" x 5'10" (1.96m x 1.78m)



Upvc obscure window to rear aspect, artex ceiling, fully tiled walls, vinyl flooring, corner shower cubicle with glass door and handheld and waterfall shower heads, wash hand basin set on top with cupboards under, and heated towel rail.

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## Ground Floor Cloakroom 5'1" x 3'0" (1.55m x 0.91m)



Upvc obscure window to side aspect, artex ceiling, vinyl flooring, partly tiled walls, radiator, wall mounted hand wash basin with chrome mixer tap and close coupled W.C with dual flush system.

## Landing



Upvc window to side aspect, artex ceiling, carpet and power points.

## Bedroom 1 11'8" x 11'0" (3.56m x 3.35m)



Upvc Georgian style window to front aspect, smooth plastered ceiling, carpet, radiator, TV and power points.



## Bedroom 2 11'9" x 9'7" (3.58m x 2.92m)



Upvc window to rear aspect, artex ceiling, carpet, radiator and power points.



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Bedroom 3 8'8" x 8'0" (2.64m x 2.44m)



Upvc windows to rear and side aspect, smooth plastered ceiling, carpet, radiator and power points.

First Floor Cloakroom



Smooth plastered ceiling, vinyl flooring, wall mounted hand wash basin with chrome mixer tap, close coupled W.C with dual flush system.

Rear Garden 65'0" x 25'0" (19.81m x 7.62m)



Raised decking area stepping down onto artificial grass with a flower bed perimeter. Water Tap, lighting and a shed with electricity, side entrance with gate.



Front Garden



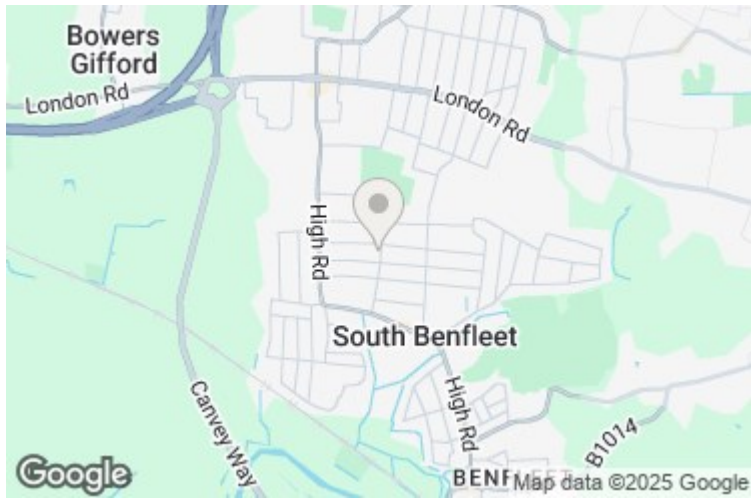
Block paved driveway with flower bed area and off street parking for two vehicles, lighting and wide side access.

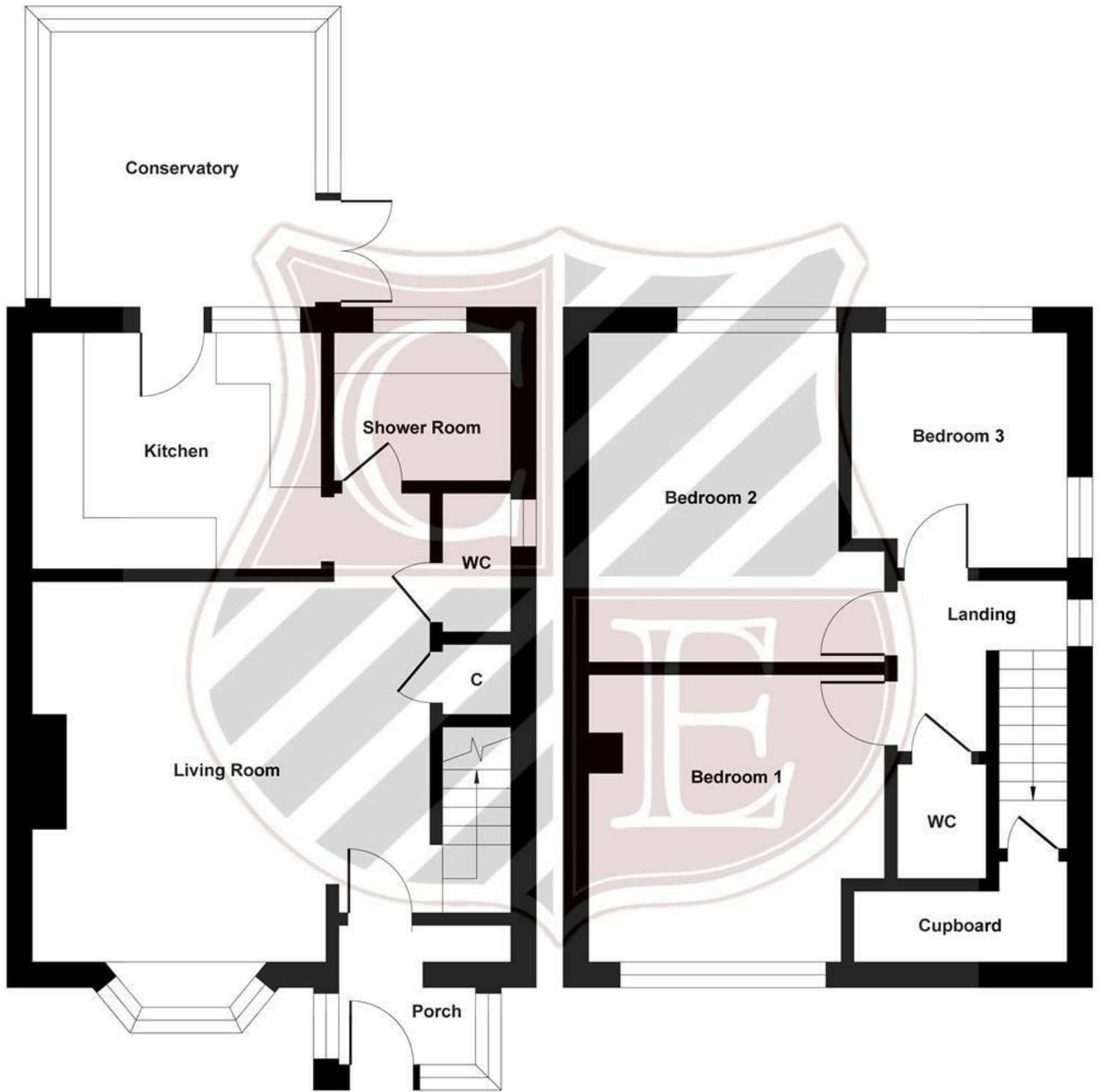
Council Tax - Band C

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			86
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E		45	
(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			86
(81-91) B			
(69-80) C			
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Not environmentally friendly - higher CO <sub>2</sub> emissions			
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**Ground Floor**

**First Floor**

Illustration for identification purposes only, measurements are approximate, not to scale.

Produced by Elements Property

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