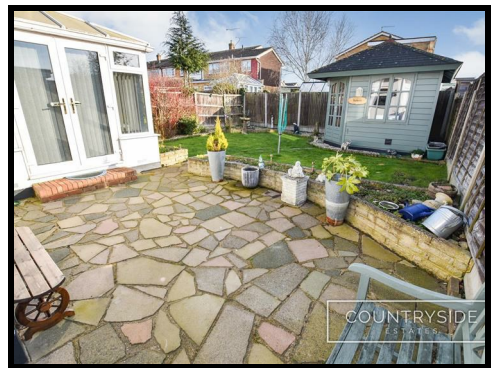


# COUNTRYSIDE

ESTATES



## 29 Greenways, Benfleet, SS7 5EG

### Guide Price £315,000 Freehold

GUIDE PRICE £315,000 - £325,000 - THIS ONE BEDROOM SEMI-DETACHED BUNGALOW LOCATED IN A SOUGHT AFTER LOCATION being close to local shops, Richmond Park and Benfleet Train Station. This property offers good size living accommodation, private rear garden with summer house and driveway providing off street parking.

## 29 Greenways, Benfleet, SS7 5EG

### Porch

Composite front door, obscure windows to front and side aspect, vinyl flooring, artex ceiling.

### Entrance Hall



Composite entrance door, carpet, coved artex ceiling with loft access, power points, radiator, storage cupboard, additional walk in cupboard housing a Glow Worm combi boiler.



### Lounge 13'0" x 12'6" (3.96m x 3.81m)



Laminate flooring, coved artex ceiling, feature brick built fire place, power points, radiator, upvc tinted sliding doors leading to conservatory.



### Conservatory 11'9" x 9'8" (3.58m x 2.95m)



Edwardian style conservatory, upvc double glazed windows with French doors to side aspect, tile effect flooring, power points.

### Kitchen 10'5" x 9'7" (3.18m x 2.92m)



Double glazed window to rear aspect, tile effect flooring, coved artex ceiling, kitchen comprises of a range of wall and base units with laminate worktops, inset stainless steel sink and drainer with chrome mixer tap, 4 ring NEFF gas hob with extractor fan over, partly tiled walls, power points, space for oven, space and plumbing for dishwasher and washing machine.

## 29 Greenways, Benfleet, SS7 5EG

### Boot Room

Upvc half panelled door to rear aspect, obscure windows to front and side aspect, vinyl flooring and artex ceiling.

### Bedroom 12'0" x 11'7" (3.66m x 3.53m)



Double glazed window to front aspect, carpet, coved artex ceiling, fitted wardrobes, radiator, power points.



### Bathroom 7'4" x 4'6" (2.24m x 1.37m)



Obscure window to side aspect, wood effect tile flooring, fully tiled walls, pedestal wash hand basin with chrome mixer tap, panelled corner bath with chrome mixer tap and handheld shower extension, dual flush W.C.

### Rear Garden



Paved patio area and flower bed with the remainder laid to lawn. Fully fenced boundary with side access, outdoor lighting and water tap.



# 29 Greenways, Benfleet, SS7 5EG



## Summer House 9'9" x 9'8" (2.97m x 2.95m)

Power and lighting

## Driveway



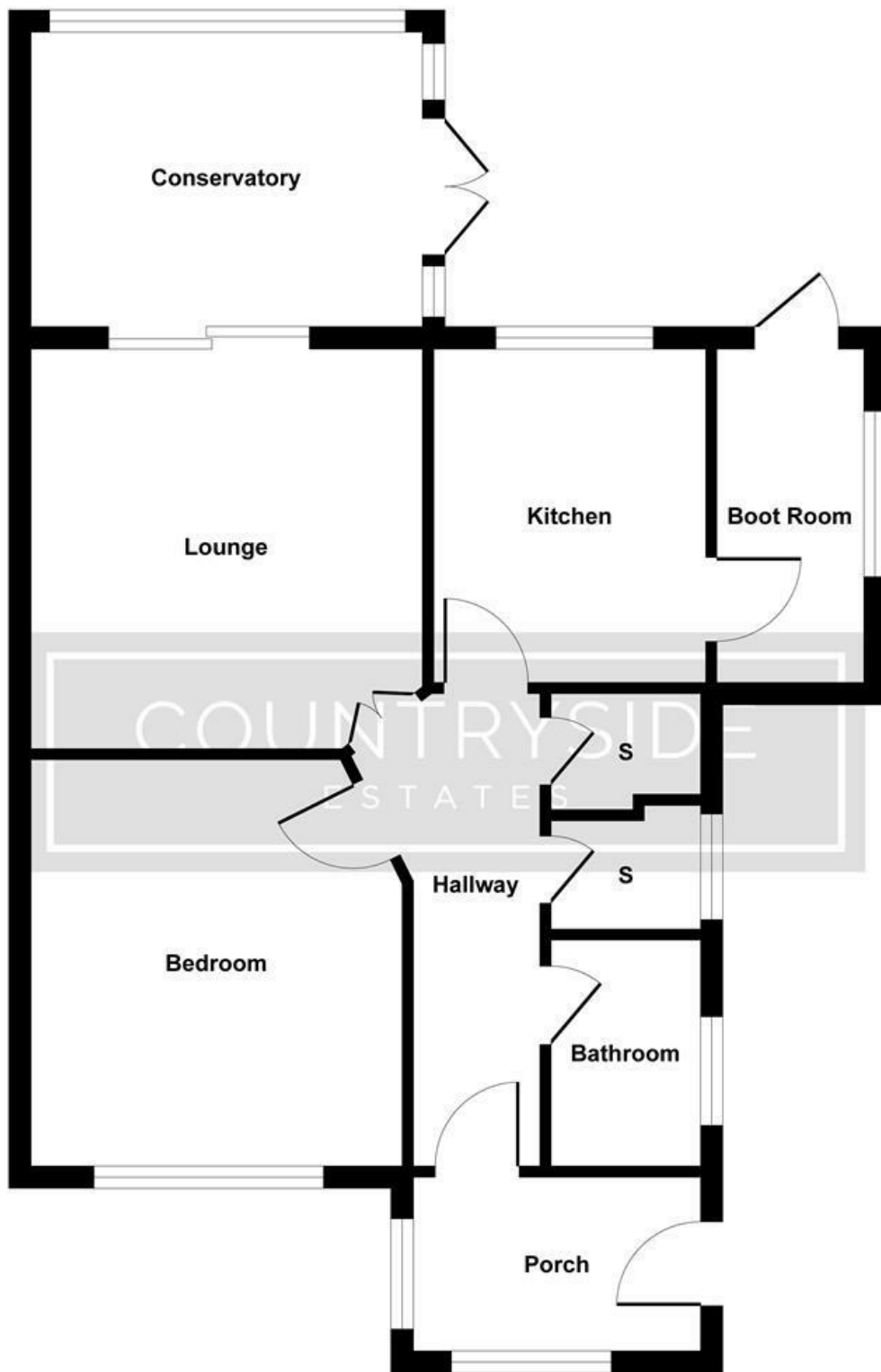
Paved driveway with raised flower bed and ample off street parking. Outdoor lighting and side access.

## Council Tax

Band B

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			
		53	77
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			
England & Wales		EU Directive 2002/91/EC	



**Floor Plan**

Illustration for identification purposes only, measurements are approximate, not to scale.  
Produced by Elements Property

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