

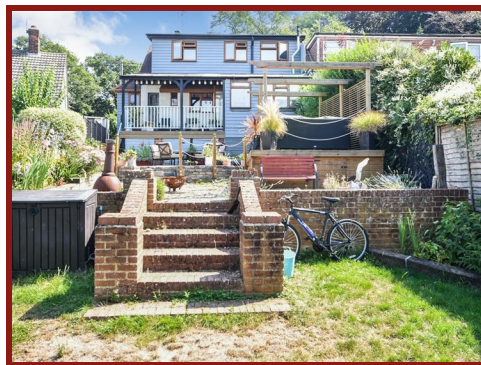


# COUNTRYSIDE ESTATES

205 HIGH ROAD • BENFLEET • ESSEX • SS7 5HY

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**366 Church Road, Benfleet, Essex, SS7 3HH**

**£400,000 Freehold**

A double fronted three bedroom semi-detached chalet bungalow, enjoying superb far reaching views and offering excellent and versatile accommodation which includes three double bedrooms, three receptions and two bathrooms. Externally the property enjoys a 90.ft westerly backing garden arranged over four levels.

Located in this pleasant UN-made section of church road with just the adjoining property being the only other one in this position, and just a minutes walk of woodlands, we strongly recommend an early appointment to view due to the uniqueness of this property and location. NO ONWARD CHAIN.

# 366 Church Road, Benfleet, Essex, SS7 3HH

**Lounge 14'4 x 14 red 11'2 (4.37m x 4.27m red 3.40m)**



Composite door, bay window to front, iron spiral staircase, two wall light points, two radiators, wood laminate flooring, recessed multi fuel burner.

**Conservatory 12 x 12 (3.66m x 3.66m)**



Window to rear overlooking the garden and double doors to enclosed decked sun balcony, radiator, wood laminate flooring, built in cupboard housing wall mounted gas boiler approx 5 years old and serviced yearly. SUN BALCONY. Enclosed decked area enjoying a lovely outlook and having steps down to the garden

## Sun Balcony



Decked, wooden balustrade and steps down to garden.

**Dining Room 11 x 9'9 (3.35m x 2.97m)**



Double doors to conservatory, wood laminate flooring, radiator, wall light point.

## 366 Church Road, Benfleet, Essex, SS7 3HH

**Kitchen 15'8x15'3 red 11'3 & 7'2 (4.78mx4.65m red 3.43m & 2.18m)**



Two windows and door to rear overlooking the garden, range of fitted cupboards, inset stainless steel sink unit with cupboard under, brick fireplace incorporating multi fuel burner, access via hatch and ladder to underfloor storage area with lighting, radiator, plumbing for washing machine, gas range oven with five burners, electric oven below and extractor hood and stainless steel splash back,

**Bedroom Three 11'4 x 11 (3.45m x 3.35m)**



Bay window to front, wood laminate flooring, radiator.

### **Shower Room**

Fully tiled shower cubicle with overhead and hand held shower, close coupled wc, glass circular bowl, fully tiled walls and tiled floor, skimmed ceiling with inset ceiling light and extractor fan.

### **Landing**

Radiator, eaves cupboard.

**Bedroom One 19'6 x 11'7 red 7'7 (5.94m x 3.53m red 2.31m)**



Double aspect room with window to front and window to rear with excellent far reaching views, two radiators, eaves cupboards, two wall light points.



**Bedroom Two 19'6 x 11 red 7'6 (5.94m x 3.35m red 2.29m)**



Double aspect room with window to front and window to rear again with excellent far reaching views, two radiators, eaves cupboard.



**Bathroom**



White suite comprising claw foot bath,pedestal wash hand basin,close coupled wc,height height wood panelling,chrome towel radiator,wooden flooring>window to rear with excellent views,extractor fan.

**Garden 90 (27.43m)**



A landscaped garden arranged over four levels,the first having patio area and decked area,steps down to second level with shingle area and flower beds,steps down to third area which is lawned and steps down to fourth area which is decked,side entrance,water tap,under balcony storage area.



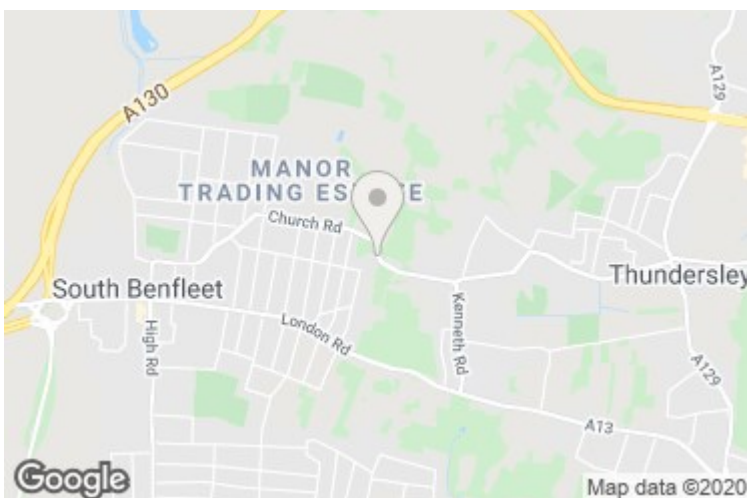
Front Garden



Off street parking and flower beds.

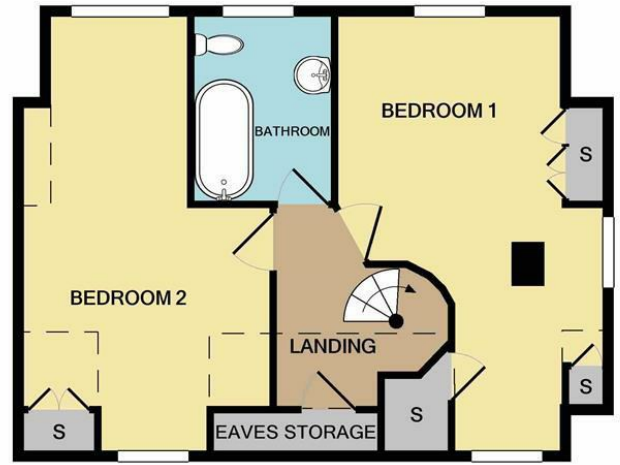
Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
		64	78
England & Wales		EU Directive 2002/91/EC	

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			
		56	73
England & Wales		EU Directive 2002/91/EC	





GROUND FLOOR  
APPROX. FLOOR  
AREA 790 SQ.FT.  
(73.4 SQ.M.)



1ST FLOOR  
APPROX. FLOOR  
AREA 487 SQ.FT.  
(45.3 SQ.M.)

**TOTAL APPROX. FLOOR AREA 1277 SQ.FT. (118.7 SQ.M.)**

THIS PLAN IS FOR ROOM IDENTIFICATION ONLY, AND ITS ACCURACY IS NOT GUARANTEED. [www.epcsinessex.co.uk](http://www.epcsinessex.co.uk)  
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