

COUNTRYSIDE

ESTATES



20 Lower Church Road, Benfleet, Essex, SS7 4DL

£485,000 Freehold

**SALE AGREED MONDAY 3RD MARCH - CONTRACTS EXCHANGED 26TH MARCH AND COMPLETION 31ST.
CONTACT US TODAY FOR YOUR FREE VALUATION 01268 - 755555**

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Entrance Porch

UPVC door with insets leading to entrance porch, UPVC full height side panel, panel glazed door to entrance hall.

Entrance Hall

Power point, access to lounge, kitchen and cloakroom.

Cloakroom

Close coupled wc with push button control, wash hand basin with mixer tap and cupboard under, window to flank.

Lounge 17'3 x 16'9 (5.26m x 5.11m)



UPVC French doors to rear, wall light points, gas fire with brick surround, window to flank, stairs to first floor.



Conservatory 13'4 x 12'6 (4.06m x 3.81m)



Part brick and UPVC construction, two designer radiators, tiled floor, French doors to rear.

Kitchen/Diner 18'4 x 8'6 (5.59m x 2.59m)



UPVC bay window to front, wood style base and wall cupboards, plumbed for dishwasher, inset one and a half bowl sink with mixer tap, window and door to flank, electric oven and gas hob, plumbed for washing machine, fitted worktops with tiled splash backs.



Landing

Window to flank, airing cupboard, cupboard with gas boiler.

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Bedroom One 14 x 9'9 (4.27m x 2.97m)



Window to front and flank, two double built in wardrobes.

Bedroom Four 11 x 6'7 (3.35m x 2.01m)



Window to front, wood laminate flooring.

Bedroom Two 11'8 x 8'5 (3.56m x 2.57m)



Window to rear, radiator, loft access.

Bedroom Three 11'8 x 7'6 (3.56m x 2.29m)



Window to rear, radiator.

Bathroom



Panelled bath, close coupled wc with push button control, vanity wash hand basin with mixer tap and cupboards under, radiator, fully tiled walls, window to flank.

Rear Garden 100 approx. (30.48m approx)



Lawned, fenced, greenhouse, established and secluded, side entrance.

Garage

Up and over door, light and power, door to garden.

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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A	60	83
(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 ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO2 emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
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(39-54) E		
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Not environmentally friendly - higher CO2 emissions		
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England & Wales		



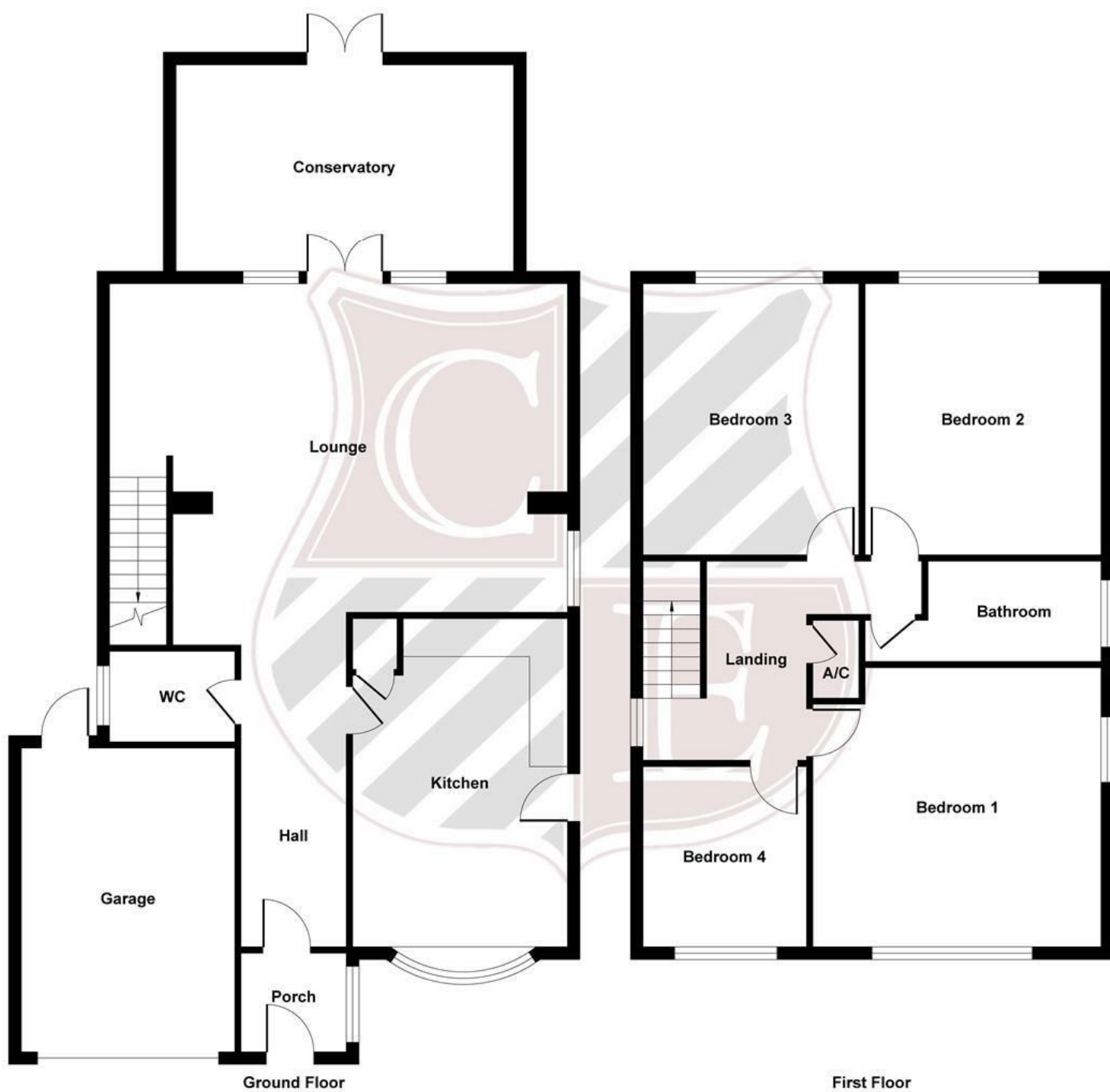


Illustration for identification purposes only, measurements are approximate, not to scale.
Produced by Elements Property

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