



# COUNTRYSIDE ESTATES

205 HIGH ROAD • BENFLEET • ESSEX • SS7 5HY

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## 11 Limetree Avenue, South Benfleet, Essex, SS7 5AA

**£519,995 Freehold**

A BEAUTIFULLY PRESENTED & WELL MAINTAINED THREE BEDROOM DETACHED CHALET position on quiet no through road within walking distance of both primary & senior schools, bus routes and local amenities at Tarpots.

This property offers spacious living accommodation comprising of a large L-shaped lounge with access to a conservatory, modern fitted kitchen with BOSCH integrated appliances plus a separate dining room. To the first floor is an impressive master bedroom with a range of fitted wardrobes and en-suite shower room, two further bedrooms and a four piece suite bathroom. Externally, an approx 75' south facing landscaped rear garden with a Finnish built outbuilding currently used as a home office which benefits from a reverse cycle air conditioning unit. Gated side access leading to the front of the property where there is a low maintenance block paved driveway providing ample off street parking.

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## Accommodation

Wooden entrance door with lead light glazed inset leading to:

## Entrance Hall



Tiled flooring, coved smooth plastered ceiling, radiator and power points. Stairs to first floor with under stairs storage cupboard, integral door leading to garage. Doors leading to:

## Kitchen 9'2" x 13'9" (2.8m x 4.2m)



Upvc double glazed obscure window and half glazed door to side aspect, tiled flooring, coved smooth plastered ceiling with inset spot lights. Modern kitchen fitted with Oak base units, pan drawers and wine rack. Granite work surfaces with matching granite up stands and breakfast bar, inset FRANKE stainless steel one and half bowl sink with drainer and chrome mixer tap. BOSCH integrated appliances comprising, five ring gas hob with glass splash back and stainless steel cooker hood/extractor fan over, electric double oven/grill, dishwasher, washing machine, fridge and freezer. Radiator and power points.



## Dining Room 12'3 x 10'11 (3.73m x 3.33m)



Upvc double glazed bay window to front aspect, laminate wood flooring, coved smooth plastered ceiling, radiator, telephone and power points.

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**L-Shaped Lounge 21'3 x 18'7 reducing 14'2 (6.48m x 5.66m reducing 4.32m)**



Upvc double glazed sliding patio doors leading to rear garden and upvc double glazed french doors leading to the conservatory, french oak Amtico flooring, coved smooth plastered ceiling, 2 radiators, TV and power points.

**Ground Floor Cloak Room**



Upvc double glazed obscure window to side aspect, tiled flooring, coved smooth plastered ceiling, wall mounted wash hand basin with chrome mixer tap and splash back, close coupled dual flush w.c. Radiator.

**Landing**



Double glazed velux window over staircase, carpet, smooth plastered ceiling, airing cupboard, access to loft via hatch (partly boarded), power points. Doors leading to:

**Conservatory 11'3 x 10'6 (3.43m x 3.20m)**



Brick and Upvc construction with Upvc double glazed windows, french doors to rear leading out onto the garden, tiled flooring, radiator and power points.

**Master Bedroom 15'9 x 13'9 (4.80m x 4.19m)**



Upvc double glazed window to rear aspect, carpet, smooth

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plastered ceiling, extensive range of fitted bedroom furniture/wardrobes, walk-in closet/storage, radiator, telephone and power points.



### En-Suite Shower Room



Double glazed velux window to side aspect, tiled flooring and fully tiled walls, smooth plastered ceiling, walk in shower with glass screens, wall mounted wash hand basin with chrome mixer tap, close coupled dual flush w.c, chrome heated towel rail.

### Bedroom Two 13'3 x 10'7 (4.04m x 3.23m)



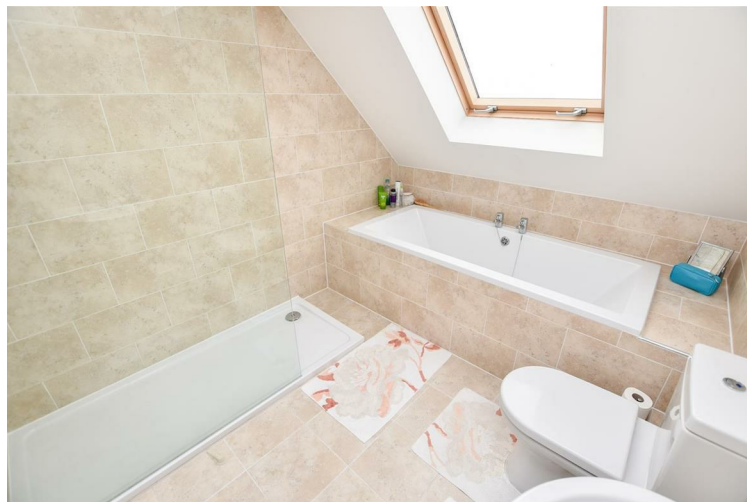
Upvc double glazed window to front aspect, carpet, smooth plastered ceiling, radiator and power points.

### Bedroom Three 10'7 x 10'5 (3.23m x 3.18m)



Upvc double glazed window to front aspect, carpet, smooth plastered ceiling, storage cupboard, radiator and power points.

### Bathroom 9'6 x 7'9 (2.90m x 2.36m)



Double glazed obscure velux window, tiled flooring and fully tiled walls, smooth plastered ceiling, modern four piece suite comprising, large walk in shower with glass screen, bath with tiled surround, wall mounted wash hand basin with chrome mixer tap, close coupled w.c, heated towel rail.

### Integral Garage 19'0" x 7'10" (5.80m x 2.41m )

Electric roller garage door, lighting and power points, integral door to hallway, water tap.

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## Rear Garden 75" x 30" (22.86m' x 9.14m')



South facing well maintained landscaped rear garden, commencing with a paved patio area, stepping stone path leading to a further patio and the outbuilding, circular lawned area bordered with raised flower beds, side access, external water tap and lighting, purpose built wooden shed to rear of outbuilding.



## Outbuilding/Office 15'4 x 9'3 (4.67m x 2.82m)



Triple insulated cabin with upvc double glazed windows to both front and side aspects, french doors, laminate wood flooring, vaulted ceiling with inset spotlights, power points, fully installed reverse cycle air conditioning unit.

## Front Garden

Low maintenance block paved driveway providing ample off street parking.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			86
(81-91) B		78	
(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			83
(81-91) B		75	
(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	



GROUND FLOOR  
APPROX. FLOOR  
AREA 1028 SQ.FT.  
(95.5 SQ.M.)

1ST FLOOR  
APPROX. FLOOR  
AREA 816 SQ.FT.  
(75.8 SQ.M.)

OUTBUILDING  
APPROX. FLOOR  
AREA 144 SQ.FT.  
(13.3 SQ.M.)

**TOTAL APPROX. FLOOR AREA 1988 SQ.FT. (184.7 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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