



# COUNTRYSIDE ESTATES

205 HIGH ROAD • BENFLEET • ESSEX • SS7 5HY

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**35 Louisa Avenue, Benfleet, Essex, SS7 4DA**

**£285,000 Freehold**

A SPACIOUS 2 DOUBLE BEDROOM SEMI-DETACHED CHALET-BUNGALOW located in this convenient no-through road, being within just minutes' walk of shopping facilities at Tarpots Corner. The property has recently been re-carpeted and decorated, plus a new combination boiler was installed this year as well. Offering good sized living accommodation and being ready to move into, VIEWING IS HIGHLY RECOMMENDED.

## 35 Louisa Avenue, Benfleet, Essex, SS7 4DA

A SPACIOUS 2 DOUBLE BEDROOM SEMI-DETACHED CHALET-BUNGALOW located in this convenient no-through road, being within just minutes' walk of shopping facilities at Tarpots Corner which include Aldi, Co-op and Tesco Express, also having a variety of restaurants.

The property offers deceptive accommodation which includes a 22' double aspect lounge open to a dining area 10'6 x 8' plus also located off the lounge is a 17'9 x 10' brick/upvc constructed conservatory. To the first floor there are two good sized bedrooms, whilst the bathroom is on the ground floor. Externally, there is a south backing garden plus ample off street parking to the front by way of block paved driveway.

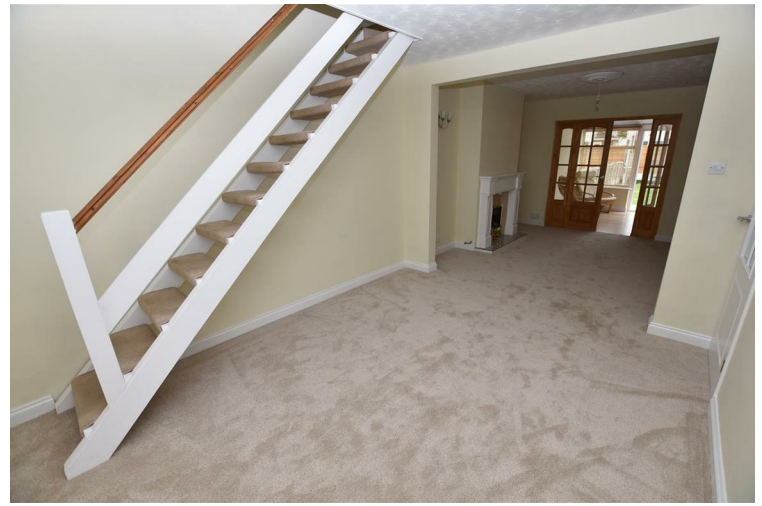
### SIDE ENTRANCE

Upvc double glazed door leading through to kitchen, off the kitchen is access to the bathroom and lounge.

### LOUNGE 22' x 10' (6.71m x 3.05m)



Upvc double glazed window to front. Panelled glazed double doors leading to conservatory. Open access to dining area. Feature fireplace with gas coals fire. Artex ceiling. Wall light points. Open tread stairs to first floor.



### DINING AREA 10'6 x 8' (3.20m x 2.44m)



(Currently being used as a bedroom, although please note this area is open to the lounge). Upvc double glazed window to rear. Radiator. Wood laminate flooring. Power points.

### KITCHEN 10' x 9' (3.05m x 2.74m)



Upvc double glazed window to front and upvc door to side. Cream style base and wall cupboards. Plumbing for washing machine and dishwasher. Gas hob, Drawer pack unit. Coved and artexed ceiling. 1.5 Single drainer sink unit with mixer tap and cupboard under. Tiled splash backs. 4'10 recess with double built in cupboard and access to bathroom. Concealed wall mounted gas central heating combination boiler ( installed 2020) Under cupboard dvd player with flip down screen.

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**BEDROOM ONE** 20' x 7'5" increasing to 10' in dormer (6.10m x 2.26m increasing to 3.05m in dormer)



**CONSERVATORY** 17'9" x 10' (5.41m x 3.05m)



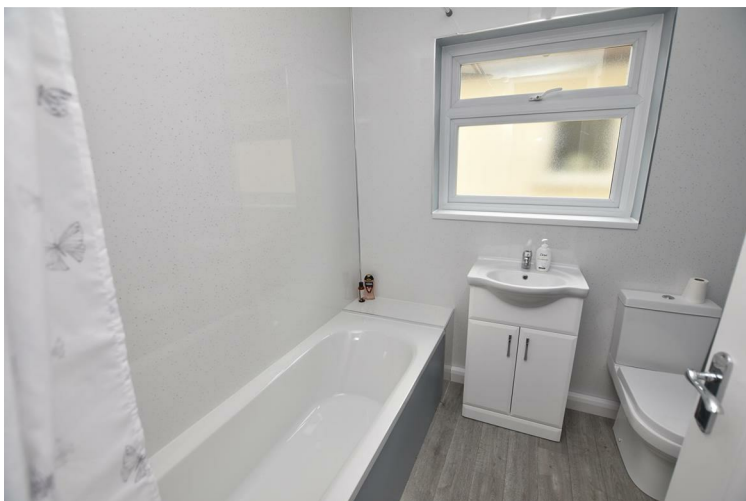
Upvc double glazed window to rear. Radiator. Two eaves cupboards. Artex ceiling.

**BEDROOM TWO** 17' x 8' increasing to 10'3" (5.18m x 2.44m increasing to 3.12m)



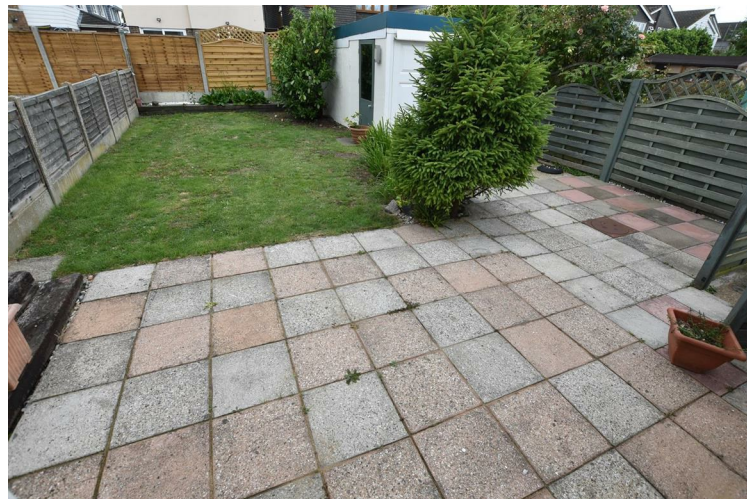
Brick and upvc construction. French doors to rear and windows to rear and side. Power points. Wood laminate flooring. Radiator.

## BATHROOM



Upvc double glazed window to front. Radiator. Power points. Eaves cupboard. Artex ceiling.

**GARDEN** 40' approx (12.19m approx)



Newly fitted white suite comprising of panelled bath with electric shower above, curtain & Rail, Vanity wash hand basin with mixer tap and cupboards under, close coupled wc with push button control, lino floor covering, window to flank, chrome towel radiator, built in linen cupboard, shaver point, skimmed ceiling.

## LANDING

Access to bedrooms.

South backing. Paved patio. Lawned area.



**DETACHED GARAGE**

(Useable for storage only) Approached via shared access driveway, however to the front is a block paved area providing its own off street parking facility.

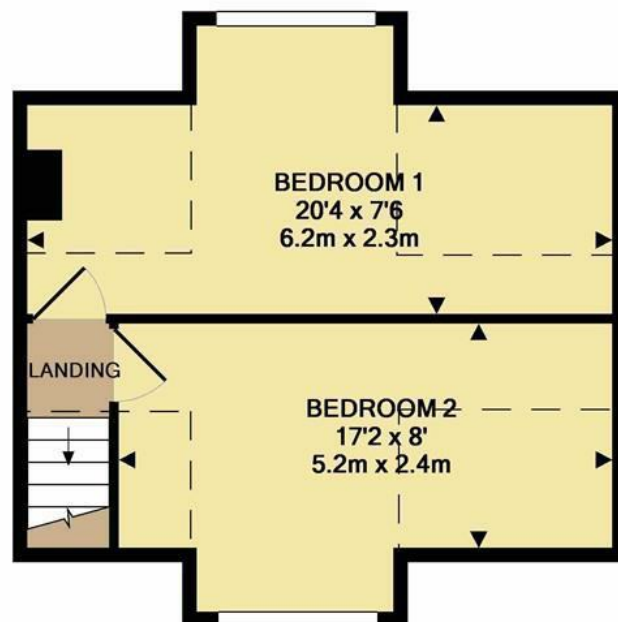
Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
		60	80
England & Wales		EU Directive 2002/91/EC	

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	





GROUND FLOOR  
APPROX. FLOOR  
AREA 664 SQ.FT.  
(61.7 SQ.M.)



1ST FLOOR  
APPROX. FLOOR  
AREA 346 SQ.FT.  
(32.1 SQ.M.)

TOTAL APPROX. FLOOR AREA 1010 SQ.FT. (93.8 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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