

# COUNTRYSIDE

## ESTATES



### 37 Watlington Road, Benfleet, SS7 5DS

### £435,000 Freehold

A WELL PRESENTED 3 BEDROOM SEMI-DETACHED CHALET WITH LARGE 60FT REAR GARDEN. Offering open plan living accommodation, home office and ground floor bedroom with en-suite shower room. To the floor two further double bedrooms plus a modern bathroom.

The property is located in a popular position, being within easy reach of most amenities, including shopping facilities in the High Road and schools. Whilst Benfleet Recreation Ground is close by, providing a short cut to Benfleet station (Fenchurch Street line).



## 37 Watlington Road, Benfleet, SS7 5DS

### Accommodation

Composite part glazed entrance door, opening to:

### Entrance Hall



Carpet, smooth plastered ceiling, radiator, understairs storage cupboard, power points. Door leading to:

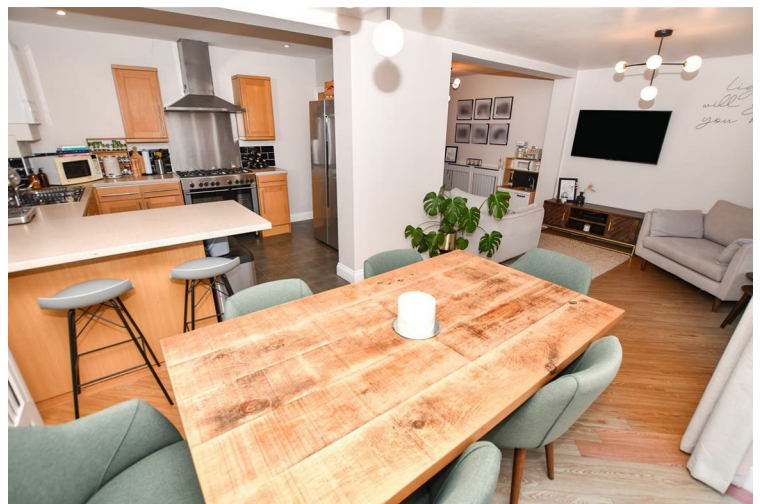
### Kitchen 11'10 x 7'9 (3.61m x 2.36m)



Upvc double glazed window to side aspect, tiled flooring, smooth plastered ceiling with inset spotlights, wooden shaker style fitted kitchen with contrasting laminate worktops, tiled splash back, inset stainless steel one and half sink with drainer and chrome mixer tap, stainless steel range cooker with five ring gas hob and extractor fan over, space for dish washer, washing machine and American style fridge freezer. Wall mounted combination boiler installed approximately 2 years ago. Open plan to:



### L-Shaped Lounge/Diner 21'1" x 20'11" > 9'10" (6.43m x 6.38m > 3.00m)



Two sets of upvc double glazed French doors with glazed side panels opening out to rear garden, laminate wood flooring, smooth plastered ceiling, radiators with decorative covers, TV and power points.



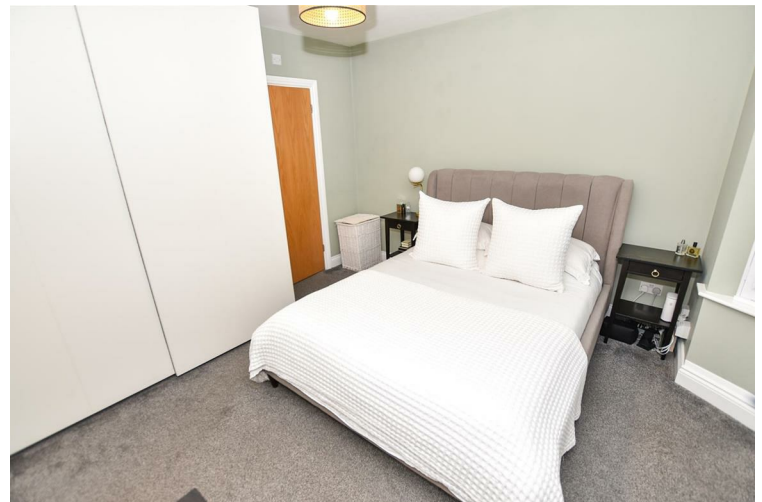


## 37 Watlington Road, Benfleet, SS7 5DS

### Bedroom One 13'7 x 11'11 (4.14m x 3.63m)



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



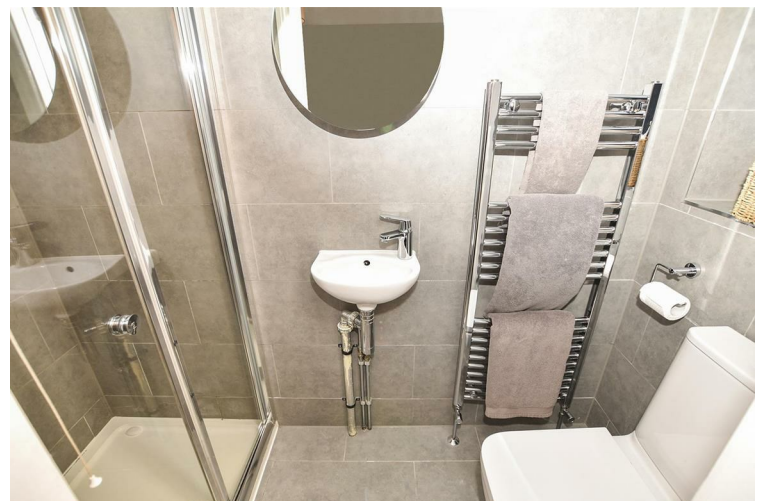
### Ground Floor Cloakroom



Laminate wood flooring, smooth plastered ceiling, wall mounted wash hand basin with chrome mixer tap and tiled splash back, close coupled W.C.

### Home Office

### En-Suite Shower Room



Upvc double glazed obscure window to side aspect, tiled flooring, smooth plastered ceiling, fully tiled walls, wall mounted wash hand basin with chrome mixer tap, shower cubicle with glass door, close coupled W.C, chrome heated towel rail.



## 37 Watlington Road, Benfleet, SS7 5DS

**Landing**



Velux double glazed window to front aspect, carpet, smooth plastered ceiling with inset spotlights, storage to eaves, radiator. Doors leading to:

**Bedroom Two 12'2 x 10'7 (3.71m x 3.23m )**



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



**Bedroom Three 10'7 x 10'1 (3.23m x 3.07m)**



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

**Bathroom 8'9" x 6'9" > 4'9 (2.67m x 2.06m > 1.45m )**



Upvc double glazed obscure window to side aspect, tiled flooring, smooth plastered ceiling with inset spotlights, partial tiled walls, modern suite comprising bath with tiled surround, shower over with glass screen and brushed brass tap and shower fittings, wall mounted oak vanity unit with mounted wash hand basin and brushed brass mixer tap, close coupled W.C, radiator.





## 37 Watlington Road, Benfleet, SS7 5DS

Rear Garden 62' x 30' (18.90m x 9.14m)



Commencing with a large composite raised decking, stepping down to spacious lawned area, wooden shed with power supply to rear plus further hard standing to rear boundary, side access, external lighting, power points and water tap.




### Front Garden




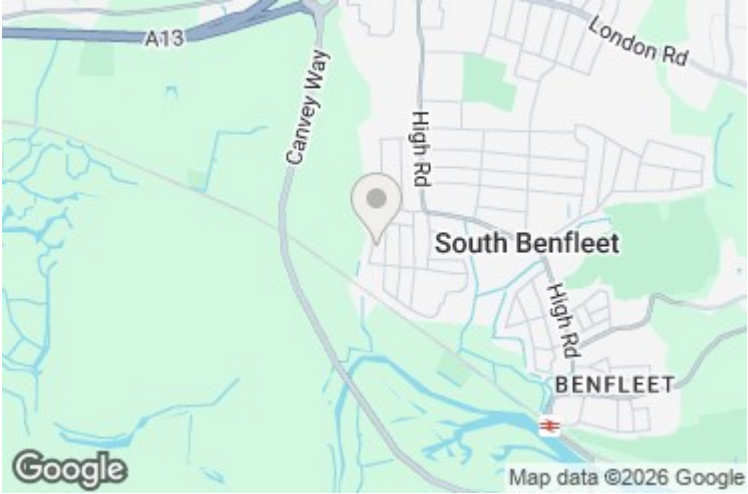
Low leveled walled frontage, block paved driveway providing ample off street parking for numerous vehicles.

**Council Tax**  
BAND D - Castle Point Borough Council

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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A	<div>54</div>	<div>85</div>
(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 <sub>2</sub> ) Rating		
	Current	Potential
Very environmentally friendly - lower CO2 emissions		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not environmentally friendly - higher CO2 emissions		
England & Wales		EU Directive 2002/91/EC 







Ground Floor  
Approximate Floor Area  
734.52 sq. ft  
(68.24 sq. m)



First Floor  
Approximate Floor Area  
365.86 sq. ft  
(33.99 sq. m)

Total Approximate Floor Area  
1100.39 sq. ft  
(102.23 sq. m)

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