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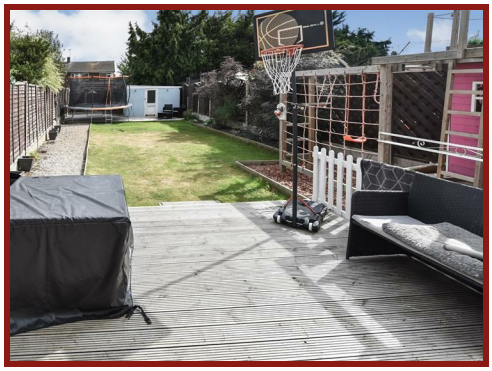

34 Ivy Road, Benfleet, Essex, SS7 4DG

Guide Price £375,000 Freehold

GUIDE PRICE £375,000 - £380,000. LOCATED IN A QUIET NO THROUGH ROAD, attractive three bedroom semi - detached chalet, offering good sized accommodation with modern fitted kitchen open to 12'3 x 11'9 Dining room, spacious lounge, and master bedroom with En - Suite shower room.

Externally the property enjoys a 65.ft. approx. secluded garden and large recently laid block paved driveway, Infant/ junior schools are just a short walk away in Rushbottom lane and Appleton Senior school is also within walking distance.

NO ONWARD CHAIN AND VIEWING ADVISED.

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Entrance Hall

UPVC door to hall, matching side panel, wood laminate flooring, cupboard with gas meter, wall cupboard with electric meter.

Lounge 15'9 x 11'2 (4.80m x 3.40m)

UPVC window to front, wood laminate flooring, radiator, skimmed ceiling, two wall light points, feature recessed electric flame effect fire.

Kitchen 16 red 12'8 x 9'8 (4.88m red 3.86m x 2.95m)

Fitted with range of modern beech style base and wall cupboards, inset single drainer stainless steel sink unit with mixer tap and cupboards under, space for washing machine and tumble dryer, integrated fridge/freezer, integrated dishwasher, electric double oven, ceramic hob with extractor hood above, tiled to working areas, skimmed ceiling , radiator, wood laminate flooring, range of granite effect worktops, door to lounge and wide open access to dining area.

Dining Area 12'3 x 11'9 (3.73m x 3.58m)

UPVC Georgian French doors to garden, UPVC window to flank, wood laminate flooring, radiator, skimmed ceiling.

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Modern Bathroom

White suite comprising of panelled bath with mixer tap shower, pedestal wash hand basin with mixer tap, close coupled wc with push button control, fully tiled walls, skimmed ceiling with inset lights, radiator, chrome towel radiator, UPVC window to flank.

Landing

Wood laminate flooring, radiator, loft access which has been reinsulated and has pull down ladder and lighting.

Bedroom One 12 x 10'4 (3.66m x 3.15m)

UPVC window to rear, radiator, wood laminate flooring, skimmed ceiling.

En - Suite Shower Room

White suite comprising of fully tiled shower cubicle, close coupled wc, pedestal wash hand basin with mixer tap, fully tiled walls and tiled floor.

Bedroom Two 9'6 x 8'9 (2.90m x 2.67m)

UPVC window to front, radiator, skimmed ceiling, wood laminate flooring.

Bedroom Three 10'3 x 6 including wardrobes (3.12m x 1.83m including wardrobes)

UPVC window to flank, radiator, wood laminate flooring, double floor to ceiling mirror fronted wardrobes incorporating gas combi boiler (serviced yearly), eaves cupboard.

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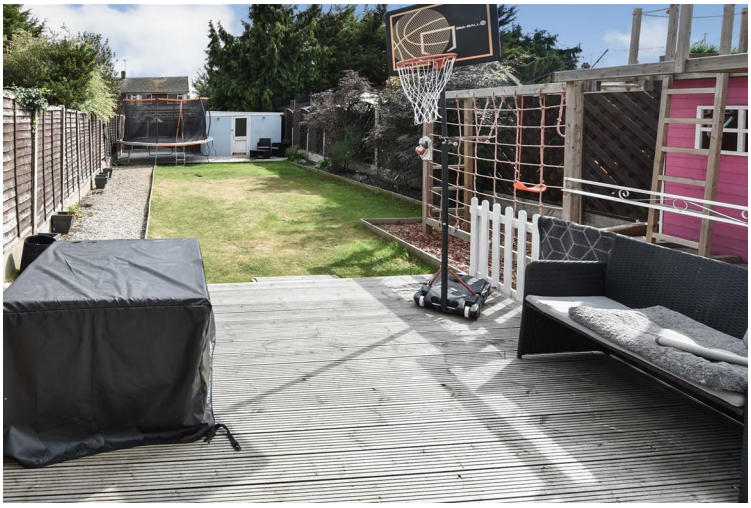
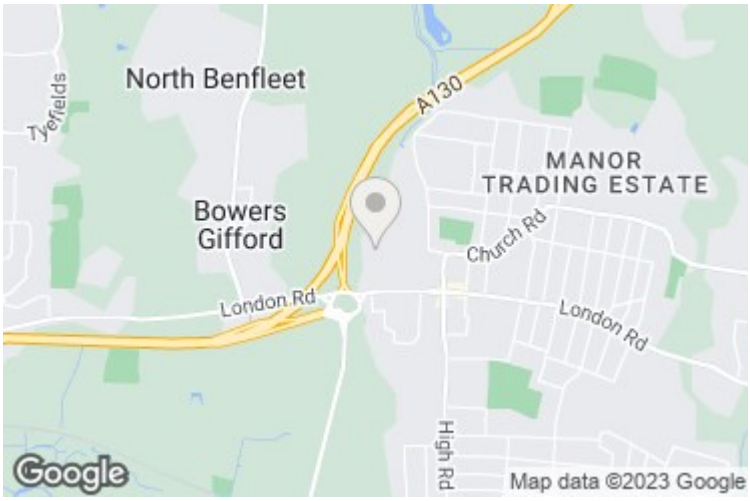
Rear Garden 65 ft approx. (19.81m ft approx)





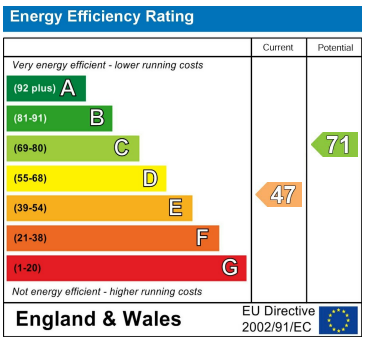
Secluded garden backing East, with decking to the immediate rear of house and further large decked area to rear of garden for the evening sunshine, lawned area, flower beds, fenced to boundaries, pre cast concrete shed with power.

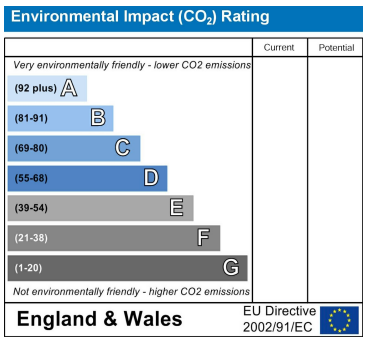
Front Garden

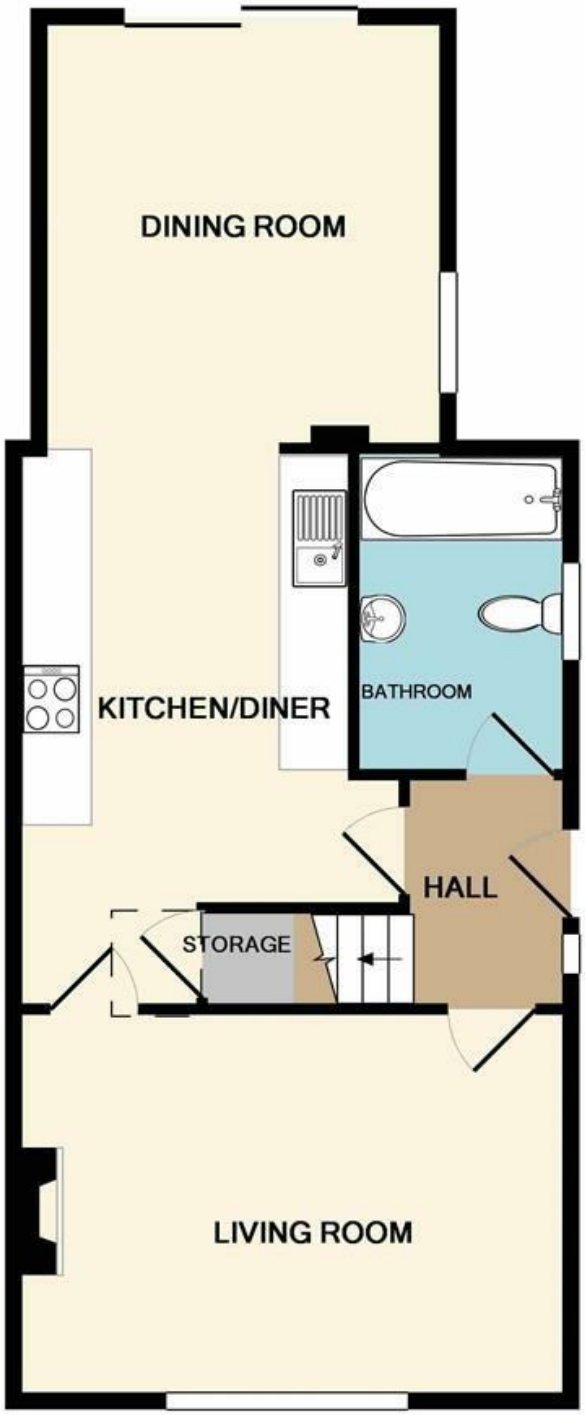
Large attractive block paved driveway.

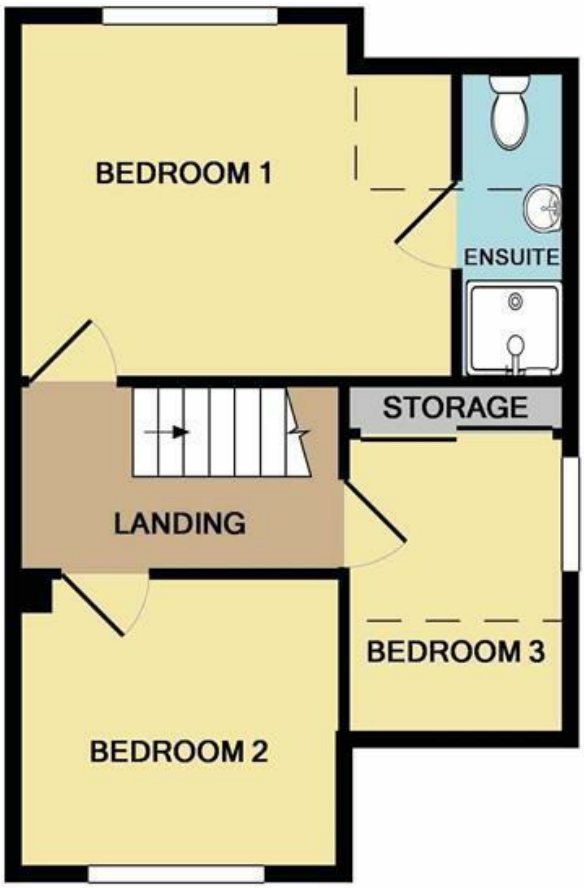
Built 1950's

Council Tax Band D









GROUND FLOOR

1ST FLOOR

THIS PLAN IS FOR ROOM IDENTIFICATION ONLY, AND ITS ACCURACY IS NOT GUARANTEED. www.epcsinessex.co.uk
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