



224a Kiln Road

G R

GILBERT
& ROSE

224a Kiln Road
Benfleet
Essex
SS7 1RR

Guide price £325,000



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This lovely semi-detached chalet home is the ideal purchase for a young family or even if you are looking to downsize from your family home. Inside this wonderful property, you will discover a spacious lounge/dining room, modern kitchen, two double bedrooms, immaculate bathroom, off street parking, garage for additional storage space and a great sized south/west facing rear garden which is the perfect place to relax in your down time throughout the summer. Location wise, you will find yourself close to great local shops and restaurants, near bus connections with multiple routes, within quick access to the A13, a 10 minute walk from Hadleigh High Street which is excellent for supermarkets, shops, cafes and restaurants, and only a 12 minute walk from Hadleigh Park where the whole family can enjoy a day out with long walks, scenic views visiting Hadleigh Castle and even the Olympic bike park. In catchment to King John grammar school.



Entrance

Entrance door into hallway comprising smooth ceiling with pendant lighting, radiator, stairs leading to first floor landing, storage under stairs, Amtico flooring, doors to:

Lounge/Diner

21'8 x 9'3 (6.60m x 2.82m)
Double glazed window to front, double glazed French doors to rear leading to rear garden, coved cornicing to smooth ceiling with ceiling lighting, two radiator, partially carpeted flooring and partially vinyl flooring.



Kitchen

10'2 x 10'0 (3.10m x 3.05m)
Range of wall and base level units with laminate work surfaces above incorporating composite sink and drainer unit, integrated electric hob with extractor unit over, integrated double oven and grill, integrated fridge freezer, integrated slim line dishwasher, tiled splash back, double glazed window to rear, double glazed door to rear leading to rear garden, smooth ceiling with ceiling lighting, Amtico flooring.

First Floor Landing

Smooth ceiling with ceiling lighting, eaves storage, carpeted flooring, doors to:

Bedroom One

12'0 x 9'8 (3.66m x 2.95m)

Double glazed window to rear, coved cornicing to smooth ceiling with ceiling lighting, radiator, carpeted flooring.



Bedroom Two

10'0 x 9'8 (3.05m x 2.95m)

Double glazed window to rear, smooth ceiling with ceiling lighting, radiator, carpeted flooring.

Bathroom

Three piece suite comprising panelled bath with hand held shower attachment, pedestal wash hand basin, low level w/c, double glazed window to rear, smooth ceiling with ceiling lighting, tiled splash backs, chrome heated towel rail, storage cupboard, Amtico flooring.

Rear Garden

Slab paved seating area leading to artificial lawn, raised block paved and single seating area to side, door to garage.



Front Garden

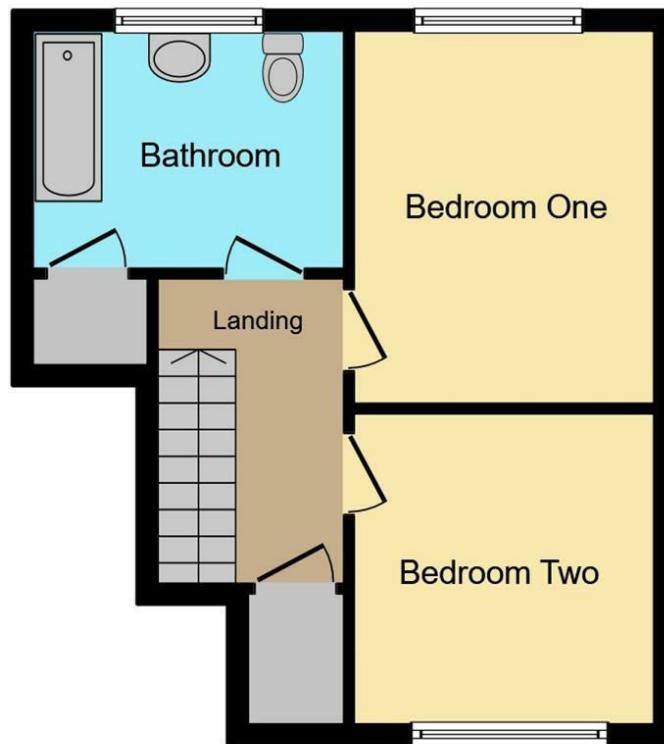
Hard standing driveway providing off street parking for multiple vehicles, hardstanding pathway leading to front entrance door, access to garage, remainder laid to lawn.

Garage

Up and over door, power and lighting, storage for washing machine and tumble dryer.



Ground Floor



First Floor