



4 Boyton Close



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Benfleet  
Essex  
SS7 3BJ

Asking price £350,000



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This wonderful two bedroom semi-detached bungalow is the perfect purchase for a couple or young family being right in the heart of Benfleet with excellent local amenities. The property comes with ample off street parking, garage for additional storage and side gated access to a beautiful south facing rear garden with a decked seating area which is a relaxing place to entertain guests throughout the year. Inside the property, you will find a lovely kitchen/diner, spacious lounge with patio doors opening to the rear garden, immaculate three piece suite shower room and two great sized bedrooms. Location wise, you can stroll 20 minutes down the road to Thundersley Common Park where you can enjoy long walks in the surrounding nature, easy access onto the A13 and A127, multiple bus connections and only a short walk to London Road where you will find a variety of different cafes and restaurants.



#### Entrance

Entrance door into hallway comprising coved cornice to smooth ceiling with pendant lighting, loft access, radiator, laminate flooring, doors to:

#### Shower Room

Three piece suite comprising walk in corner shower cubicle with rainfall shower above and handheld attachment over, wash hand basin bowl with mixer tap set onto vanity unit, low level w/c, extractor fan, double glazed obscure window to side, coved cornice to ceiling with pendant lighting, radiator, tiled flooring.

#### Bedroom One

10'2" x 12'11" (3.12m x 3.96m)

Double glazed bay window to front, coved cornice to ceiling with ceiling light, fitted wardrobes, radiator carpeted flooring.

#### Bedroom Two

6'9" x 6'9" (2.06m x 2.07m)

Double glazed window to side, coved cornice to ceiling with pendant lighting, radiator, carpeted flooring.

### Lounge

10'2" x 15'8" (3.12m x 4.80m)

Double glazed sliding patio doors to rear leading to rear garden, coved cornice to ceiling with ceiling light, electric feature fireplace with tile surround, radiator, laminate flooring.

### Kitchen/Diner

10'2" x 10'9" (3.10m x 3.28m)

Range of wall and base level units with roll top work surfaces above incorporating one and a half stainless steel sink with mixer tap and drainer unit, space for range style cooker with extractor unit above, space for dishwasher, washing machine and fridge freezer, storage cupboard housing boiler, double glazed windows to side and rear, double glazed door to side leading to rear garden, coved cornice to ceiling with ceiling light, radiator, vinyl flooring.

### Rear Garden

Decked seating area with step down onto lawn, mature tree and shrub borders surrounding, pathway leading to garage, side gate providing access to front garden.

### Garage

Up and over door to front, door to side leading to rear garden, power and lighting.

### Front Garden

Block paved driveway providing off street parking for multiple vehicles, step up to front entrance door, raised feature flower bed to side, up and over door to garage, side gate providing access to rear garden.





**Floor Plan**