



Asking Price Of £450,000

- ✓ IMMACULATELY PRESENTED
- ✓ FOUR BEDROOMS
- ✓ SEPERATE GARAGE
- ✓ HEAVILY EXTENDED

### Somerset Road, Linford, SS17 0QA

SIMPLY STUNNING... Ashley Bennett Estate Agents are delighted to bring to the market this EXTENDED FOUR bedroom house. Situated in a prime location in Linford, this property is not to be missed. Benefiting from a wonderful open plan kitchen/diner/lounge with bi-folding doors leading out to the garden with a built in hot tub! Further benefits include, downstairs bathroom, excellent living space, separate utility room, separate garage and driveway parking for 2 cars. Book your internal viewing NOW on 01375 502281.....





## Property Description

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### HALLWAY

15' x 6' 3" (4.57m x 1.91m)

### KITCHEN/LIVING AREA

23' 2" x 16' 1" (7.06m x 4.9m)

### LOUNGE

15' 3" x 11' 9" (4.65m x 3.58m)

### UTILITY ROOM

9' 10" x 6' 2" (3m x 1.88m)

### WC

8' 10" x 3' 5" (2.69m x 1.04m)

### BEDROOM

9' 2" x 7' 9" (2.79m x 2.36m)

### BEDROOM

7' 10" x 10' (2.39m x 3.05m)

### BEDROOM

12' 10" x 7' 5" (3.91m x 2.26m)

### MASTER BEDROOM

10' 9" x 11' 11" (3.28m x 3.63m)

### BATHROOM

9' 4" x 7' 8" (2.84m x 2.34m)

### AGENTS NOTES

Agents Note - Draft Details - Awaiting Vendors Approval

### General Information

Council Tax Band: D - £1,682

### IMPORTANT NOTE TO PURCHASERS:





We endeavour to make our sales particulars accurate and reliable, however, they do not constitute or form part of an offer or any contract and none is to be relied upon as statements of representation or fact.

The services, systems and appliances listed in this specification have not been tested by us and no guarantee as to their operating ability or efficiency is given. All measurements have been taken as guide to prospective buyers only and are not precise.

If floor plans were included, these may not be to scale, and accuracy is not guaranteed. If you require clarification or further information on any points, please contact us, especially if you are travelling some distance to view.

**LOCAL AUTHORITY**  
Thurrock Council

**POSTCODE FOR SATNAV**  
SS17 0QA

**POSSESSION**  
Vacant possession upon completion

**VIEWING**  
Viewing strictly by appointment through the Agent.

**MORTGAGE INFORMATION**  
Ashley Bennett Estate Agents offers an independent in-house mortgage broker, which is regulated by the Financial Conduct Authority for mortgages, life assurance and general insurance. Our independent advisers will be advised of all offers made. They have a wealth of experience in the highly competitive area of mortgage rates and available products. By arranging an





TOTAL FLOOR AREA: 1231 sq.ft. (114.3 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

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appointment to discuss your requirements, you will receive professional and independent mortgage advice that will be entirely appropriate to your own circumstances, this may well save you money and may even speed up the whole transaction.

#### DISCLAIMER

Your home may be repossessed if you do not keep up repayments on a mortgage. Please contact our Independent Financial Adviser on 01375 502281 who is Authorised & Regulated by the Financial Conduct Authority.

#### SURVEYS

Ashley Bennett Estate Agents can recommend a range of surveys for prospective homebuyers which are undertaken by Chartered Surveyors. They can carry out

EPC TO FOLLOW



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RM17 5EB

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Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate and for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements