







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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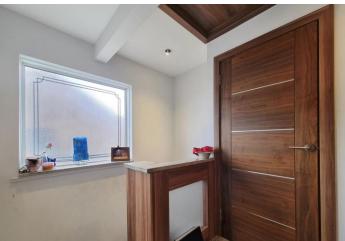
HALLWAY 15' x 6' 3" (4.57m x 1.91m) KITCHEN/LIVING AREA 23' 2" x 16' 1" (7.06m x 4.9m) LOUNGE 15' 3" x 11' 9" (4.65m x 3.58m) UTILITY ROOM 9' 10" x 6' 2" (3m x 1.88m) WC 8' 10" x 3' 5" (2.69m x 1.04m) **BEDROOM** 9'2" x7'9" (2.79m x2.36m) BEDROOM 7' 10" x 10' (2.39m x 3.05m) **BEDROOM** 12' 10" x 7' 5" (3.91m x 2.26m) MASTER BEDROOM 10'9" x 11'11" (3.28m x 3.63m) **BATHROOM** 9'4" x7'8" (2.84m x2.34m) **AGENTS NOTES** Agents Note - Draft Details - Awaiting Vendors Approval

General Information Council Tax Band: D - £1,682

IMPORTANT NOTE TO PURCHASERS:

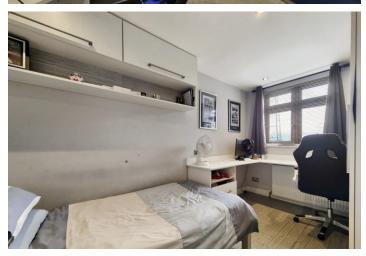












We endeavour to make our sales particulars accurate and reliable, however, they do not constitute or form part of an offer or any contract and none is to be relied upon as statements of representation or fact.

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 where 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 inhouse 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.

White every attempt has been made be ensure the accuracy of the floorpan contained here, measurements of doors, windows, norms and any other times are approximate and no responsibility is taken for any error, prospective purchaser. The services, systems and applicance shows have not been tested and no gazaratee as to their operability or efficiency can be given.

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** 

