



STUART THOMAS
ESTATES



- EXTENDED 2 BEDROOM SEMI DETACHED BUNGALOW
- OPEN PLAN LOUNGE, DINING AND KITCHEN AREA
- WALKING DISTANCE OF LOCAL INFANT AND SENIOR SCHOOLS

12 Oakfield Road, Benfleet, Essex , SS7 5NP

Guide Price £340,000

An attractive 2 bedroom semi detached bungalow which has open plan living to the rear incorporating the lounge, dining area and kitchen. Walking distance to both local infant and senior schools as well as Benfleet High Road with local amenities. With a south facing rear garden viewing is recommended.



Property Description

GENERAL

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PORCH

Entrance via a half glazed double glazed UPVC front door with obscure glass into the porch area.

HALL

The hall offers access to the loft which is mostly boarded and has a light via a pull down loft ladder. The combi boiler is also sited in the loft. Room thermostat. Radiator. Oak wood effect laminate flooring.

LOUNGE

16' 11" x 9' 8" (5.16m x 2.95m) The lounge features a fireplace with a cream surround and hearth. It is open plan to the dining area. Radiator. Wood effect laminate flooring.

DINING AREA

17' 5" x 8' 8" (5.31m x 2.64m) A nice sized dining area which in turn is open plan to the kitchen. Patio doors with picture windows either side to the doors lead to the rear garden. There is a further window to the side of the kitchen area. Radiator. Wood effect laminate flooring.

KITCHEN

10' 11" x 8' 5" (3.33m x 2.57m) The kitchen comprises of cream eye and base level units with modern rolled top work services with a gas hob and extractor over. Black one and a





half bowl sink with granite mixer tap. Integrated electric oven. Plumbing for a washing machine and dishwasher. The kitchen also offers space for a tumble drier, fridge freezer and additional freezer. Tiled to all visible walls. Double glazed window to side. Radiator. Oak wood effect laminate flooring.

BEDROOM ONE

13' 3" x 9' 8" (4.04m x 2.95m) A good sized master bedroom with a double glazed window to the front with day/night blind to remain. Wardrobes to remain. Wall mounted TV bracket. Radiator. Carpet.

BEDROOM TWO

8' 5" x 8' 4" (2.57m x 2.54m) Double glazed window to the front with day/night blind to remain. Radiator. Carpet.

SHOWER ROOM

6' 3" x 5' 6" (1.91m x 1.68m) Double shower cubicle with mains shower. Hand wash basin inset into white vanity unit with storage cupboards under. Close coupled WC. Tiled to all visible walls. Double glazed window to side with obscure glass. Radiator.

FRONT GARDEN

Block paved with ample off street parking.

REAR GARDEN

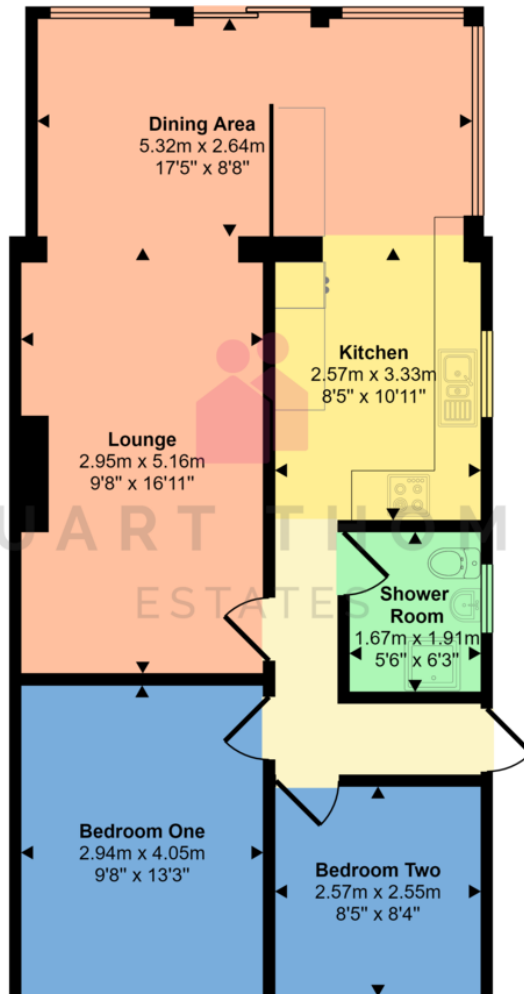
Approximately 48' unmeasured this south facing rear garden has access from the rear as well as personal access to the side. It commences with a patio area with the remainder laid to lawn. Shed to remain

AGENTS NOTE

Planning permission was approved in December 2022 for a first storey extension for 3 double bedrooms, the master with



Approx Gross Internal Area
67 sq m / 721 sq ft



ensuite as well as a further shower room. Plans can be inspected on the Council Portal Number 22/0819/FUL. The property also benefits from CCTV to the front and side and internally there is an alarm which is operated by an App on the mobile phone. The vendor also advises that the conservatory roof has been insulated. Tenure Freehold Council Tax Band C Castle Point Borough Council

Score	Energy rating	Current	Potential
92+	A		
81-91	B		88 B
69-80	C		
55-68	D	63 D	
39-54	E		
21-38	F		

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