



STUART THOMAS
ESTATES



- SOUGHT AFTER LOCATION
- SOUTH FACING GARDEN
- NO ONWARD CHAIN
- EXTENDED TO THE REAR

64 Southwell Road, Benfleet, Essex, SS7 1HB

£340,000

Close to woodland and therefore ideal for dog walkers is this EXTENDED LARGER THAN AVERAGE bungalow in this SOUGHT AFTER LOCATION. With a SOUTH FACING rear garden and being sold with NO ONWARD CHAIN.



Property Description

ENTRANCE PORCH

A double glazed entrance door leads to the entrance porch. A further door with a bullion glazed inset leads to the:-

ENTRANCE HALL

Access to the loft. Thermostat for the central heating. Radiator. High level meter cupboard.

LOUNGE/DINER

This good size extended room has double glazed sliding patio doors leading to the rear garden. Feature fire surround. Coving. Radiator.

KITCHEN

This good size kitchen is fitted with a range of units at eye and base level with work surfaces over. One and three quarter bowl stainless steel single drainer sink unit with a mixer tap over. Space and plumbing for a washing machine and slide in cooker. Radiator. Double glazed door to the side. Double glazed window to the rear.

BEDROOM ONE

Double glazed window to the front. Radiator. Sliding door mirrored wardrobes to one wall with an adjacent storage cupboard. Coving.

BEDROOM TWO

Double glazed window to the front. Radiator. Coving.

SHOWER ROOM

Low level wc vanity hand wash basin and a large walk in shower. Obscure double glazed window to the side. Radiator. Fully tiled to all visible walls.





REAR GARDEN

In excess of 50' with a SOUTH FACING aspect. Screen fencing to the boundaries. Paved patio and pathways. Garden shed. Side access to the front. Raised planters. Pergola.

GENERAL

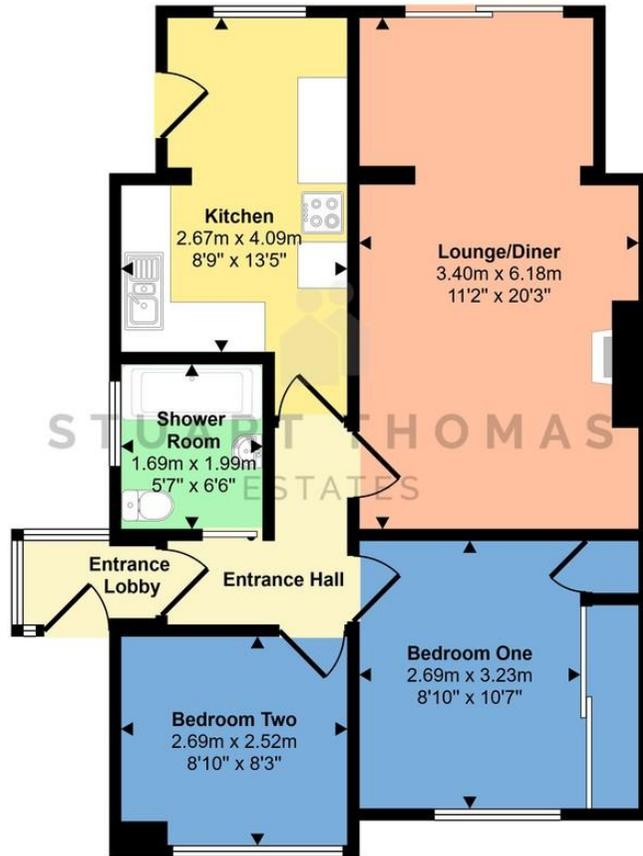
Tenure Freehold

Castle Point Borough Council

Council Tax Band C



Approx Gross Internal Area
60 sq m / 645 sq ft



Floorplan

Score	Energy rating	Current	Potential
92+	A		
81-91	B		86 B
69-80	C		
55-68	D	63 D	
39-54	E		
21-38	F		
1-20	G		

294 Kiln Road, Benfleet, Essex,
SS7 1QT

stestates.co.uk
01702 558110
info@stestates.co.uk

Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate are 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